

**DECLARATION OF AMENDMENT TO  
COVENANTS AND RESTRICTIONS FOR  
HIDDEN LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

**Cross-reference**

This Declaration of Amendment to Covenants and Restrictions for Hidden Lake Estates (this "Declaration") concerns and amends the following instruments of record in the office of the Recorder of Parke County, Indiana (the "Recorder"):

- a. *Covenants and Restrictions for Hidden Lake Estates Subdivisions Number One/Two* recorded May 12, 1975, in Miscellaneous Volume 38, page 84 of the Recorder's records; and
- b. *Covenants and Restrictions for Hidden Lake Estates Subdivision Number Three (Lots 29-38) and Subdivision Number Four (Lots 39-49)* recorded December 16, 1975 in Volume 4, page 121 of the Recorder's records; and
- c. *Covenants and Restrictions for Hidden Lake Estates Subdivision Seven (Lots 1-18)* recorded June 5, 1984, in Volume 50, page 18 of the Recorder's records; and
- d. *Covenants and Restrictions for Hidden Lake Estates Subdivisions Numbered One to Seven* recorded December 8, 1998, in Volume 80, page 475 of the Recorder's records; and
- e. *Covenants and Restrictions for Hidden Lake Estates Subdivisions Numbered One to Seven* recorded August 19, 2003, in Volume 92, page 474 of the Recorder's records.

## **Recitals**

WHEREAS, Hidden Lake Estates Property Owners Association, Inc is a residential subdivision of detached single-family homes located in Parke County, Indiana, and consists of seven (7) sections, platted as Sections One through Seven, inclusively (hereinafter collectively referred to as "Hidden Lake Estates" or "the Subdivision"); and

WHEREAS, the original covenants and restrictions for Hidden Lake Estates were recorded on May 12, 1975, in Miscellaneous Volume 38, page 84, in the Recorder's office (the "Original Covenants"); and

WHEREAS, the Original Covenants have been supplemented and amended from time to time pursuant to the recorded instruments referenced in the "Cross-reference" section above; and

WHEREAS, owners within the Subdivision desire to amend the Original Covenants, as previously supplemented and amended, in order to clarify certain provisions and to harmonize the covenants and restrictions applicable to all sections within Hidden Lake Estates and all lots within such separate sections.

NOW THEREFORE, the undersigned owners, constituting a majority of the record owners of lots within the Subdivision in accordance with the provisions of the Original Covenants, do hereby amend the Original Covenants, as previously supplemented and amended, as follows:

## **ARTICLE 1**

### **Applicability**

#### **Section 1. Amendment in Whole of Prior Instruments**

This Declaration amends, modifies and supersedes, in whole, the Original Covenants, as previously supplemented and amended. Following the recordation of this Declaration, the provisions hereof shall constitute the sole set of covenants and restrictions applicable to Hidden Lake Estates, and those instruments referenced in the "Cross-reference" section of this Declaration above shall all be deemed entirely amended and replaced by this Declaration and therefore each and all of the referenced instruments shall be deemed null and void. In the extent that any member is in violation of any covenant at the time of the adoption of these amended covenants and thereafter sells their real estate, the new owner is bound to comply with the Amended Covenants with no "grandfather" application to the prohibited activity.

## **Section 2. Applicability**

This Declaration, and all rights, covenants, conditions, restrictions and obligations included herein (collectively, the "Covenants"), shall bind and encumber all portions of Hidden Lake Estates subdivision, including Sections One (1) through Seven (7), inclusive, all common areas and limited common areas, if any, and all other portions of the Subdivision. Specifically, the real estate that shall be bound and encumbered by this Declaration is particularly described in Exhibit A (the "Real Estate"), attached hereto, and made a part hereof. The Covenants shall run with the land of the Real Estate and all portions thereof and shall be binding on all parties at any time owning any interest in any portion of the Real Estate.

## **ARTICLE 2**

### **Definitions**

The following words, when used in this Declaration or in any instrument supplemental hereto (unless the context shall clearly provide otherwise), shall have the following meanings:

"Act" shall mean and refer to the Indiana Not-For-Profit Corporation Act currently in force as of the date of recordation of this Declaration, as such Act shall be amended from time to time.

"**Articles**" shall mean and refer to the Articles of Incorporation of the Corporation.

"**Association**" shall mean and refer to Hidden Lake Estates Property Owners Association, Inc., an Indiana not-for-profit corporation, or any renamed or successor corporation or organization, formed or to be formed for the purposes of owning, maintaining and administering any common facilities (including roadways) located on the Real Estate; administering and enforcing the covenants and restrictions contained in this Declaration; collecting and disbursing the assessments and charges imposed and created hereby; and promoting the health, safety and welfare of the Owners (as hereinafter defined) and all parts of the Real Estate.

"**Board**" or "**Board of Directors**" shall mean and refer to the governing body of the Association

elected, selected or appointed as provided for in the Articles, the By-Laws and/or this Declaration. The duly elected Hidden Lake Estates Property Owners Association, Inc. Board of Directors shall represent the membership of said corporation.

**"By-Laws"** shall mean and refer to the Code of By-Laws of the Association, as the same may be amended from time to time.

**"Common Expenses"** shall mean and refer to: (i) expenses for administration of the Association; (ii) expenses for the upkeep, maintenance, repair and/or replacement of the Common Properties, including roadways; (iii) all sums lawfully assessed against the Owners by the Association; and (iv) all sums, costs and expenses declared by this Declaration to be Common Expenses.

**"Common Properties"** shall mean and refer to those areas of the Real Estate identified as such on any recorded plat and that are intended to be devoted to the common use and enjoyment of the owners of Lots and the members of the Association, as well as any portions of the Real Estate deemed Common Properties for purposes of assessments and any portions of the Real Estate deemed Common Properties by the provisions of this Declaration. For purposes of this Declaration, the roadways located within the Subdivision and that serve as access to Lots, and the lake, shall be deemed Common Properties.

**"Lot"** shall mean and refer to any and each portion of the Real Estate (excluding any part of the Common Properties) designed and intended for use as a building site for, or developed and improved for use as, a single-family residential dwelling unit, including any parcel of land shown and identified as a lot on a recorded plat of any part of the Real Estate.

**"Member" / "Members"** shall mean and refer to a member / the members of the Association as shown in the records of the Association.

**"Member in Good Standing" or "good standing"**, as used herein and in reference to any Member of the Association, shall mean a Member who is current in the payment of all annual fees and assessments rightfully assessed against such Member or such Member's Lot(s) pursuant to the terms of this Declaration, and who is otherwise not in violation of any of the terms or provisions of this Declaration. Thereby, any Member who has

yet to pay annual fees or assessments and/or is currently in violation of any Covenants is not in good standing.

**"Owner"** shall mean and refer to the fee simple owner or owners of record of a Lot as shown by an instrument recorded in the office of the Recorder of Parke County, Indiana.

**"Subdivision"**, as indicated above, shall mean and refer to all sections, collectively, of Hidden Lake Estates, the residential subdivision developed and located within the bounds of the Real Estate.

### **ARTICLE 3**

#### **Property Rights in the Common Properties**

##### **Section 1. Members' Easements and Enjoyment**

Subject to the provisions of Article 3, Section 2 below, every Member has the right and easement of enjoyment to use the Common Properties and such easement is appurtenant to and granted with any transfer of any Lot and will pass with the transfer of title to the future Owner(s) of each Lot.

##### **Section 2. Extent of Members' Easements**

The rights and easement of enjoyment created by this Declaration are subject to the following conditions:

- a. The Association has the right to take steps as it deems reasonably necessary to protect the Common Properties from foreclosure or other judicial attachment. This provision shall not be intended to allow the Association to encumber any Common Properties owned by it with a mortgage or to otherwise pledge the Common Properties, or any portion thereof, as collateral, and the Association shall not do so;
- b. The Association has the right to charge reasonable assessments to Owners in order to defray the costs of upkeep, maintenance and/or replacement of the Common Properties; and
- c. The Association has the right to promulgate reasonable rules and regulations regarding the use of the Common Properties in order to protect the Common Properties, the Owners and the Owners' property values. The Board will make all attempts to notify in advance when possible.

## **ARTICLE 4**

### **Membership and Voting Rights in the Association**

#### **Section 1. Membership; Non-Members Subject to Covenants**

Every Owner of a Lot shall, automatically upon acquiring such ownership interest, become and be a Member of the Association, and shall remain a Member until such Owner's ownership interest ceases. Upon acquiring an ownership interest in any Lot, such new Owner / Member shall be responsible for an initial Association membership fee of fifty and no/100 dollars (\$50.00), payable to the Association Board within thirty (30) days of recordation of such Owner's deed to the applicable Lot. In the event more than one person constitutes the "Owner" of the applicable Lot, then only one (1) membership fee shall be due from all such persons collectively.

Persons acquiring or holding an interest in and to any Lot as a lessee, contract purchaser, licensee or optionee shall NOT be Members of the Association and shall NOT have any voting authority relative to matters coming before the Association; provided, that all such persons, and all other persons acquiring or holding any interest whatsoever in any Lot or any other portion of the Real Estate, shall be bound by all applicable covenants, conditions and restrictions pertaining to the Lot(s) or other portion of the Real Estate in connection with which such person holds an interest.

#### **Section 2. Single Class of Voting Membership; Voting Rights**

The Association shall have one (1) class of voting membership. A Member shall be entitled to one (1) vote for each Lot of which such Member is the Owner; provided, that where more than one person, or one or more entities, or some combination thereof collectively constitutes the Owner(s) of a Lot, only a single vote in respect of such Lot shall be exercised as the persons or entities holding an interest in such Lot determine among themselves. In no event shall more than one (1) vote be cast with respect to any Lot, and no vote may be split between

multiple Owners of a Lot.

A Member who has paid annual fees and assessments has one (1) vote. Notwithstanding the foregoing paragraph, in the event two (2) or more adjoining Lots shall be owned by a single Owner or group of persons comprising an "Owner," and only one (1) residential dwelling is constructed on the multiple Lots for use by such Owner, then such Owner shall be entitled to only one (1) vote for matters coming before the Association Members for a vote (i.e. such Owner shall not be entitled to an additional vote for any additional adjoining Lot owned by such Owner on which no dwelling is constructed). In the event a dwelling is thereafter constructed on an adjoining Lot owned or transferred by such Owner, then the Owner at the time the dwelling is constructed shall thereafter be entitled to one (1) vote for the subject Lot on which the new dwelling is constructed.

### **Section 3. Proxy Voting**

Votes at an annual or special meeting may be cast by written proxy. All proxies shall be in writing, shall be signed by the appointing Member, shall designate the person who may cast the vote(s) by proxy and, if applicable per the determination of the appointing Member, the vote that shall be cast on each matter up for a vote (i.e. either for or against each matter), and shall identify the Lot(s), by Lot number, for which the proxy vote(s) may be cast.

### **Section 4. Quorum Requirements**

For any meeting of the Association Members, in order to conduct business and hold a vote on any matter, a quorum shall be present, either in person or by written proxy, representing at least twenty percent (20%) of the total number of votes eligible to be cast at such meeting on such matter(s). No voting shall occur without the required quorum. The vote necessary to approve any matter coming before the Association Members shall be the vote of a majority of the votes cast, in person or by written proxy, at the meeting at which such matter is considered. In the event that a quorum is not present at the meeting, a subsequent meeting may be called, subject to notice to the members of the date, time and place

of the meeting mailed at least thirty (30) days prior to the meeting, and the quorum for such subsequent meeting shall be one-half (1/2) of the required quorum for the initial meeting. No subsequent meeting shall be held more than one hundred twenty (120) days after the initial meeting unless such subsequent meeting shall be the regular annual meeting of Association Members.

## **ARTICLE 5**

### **Payment of Assessments and Fees Levied by the Association**

#### **Section 1. Obligation to Pay Assessments**

The Owner(s) of each Lot, by accepting the conveyance of a Lot or Lots through deed or any other conveyance instrument, are deemed to accept the obligation to pay all assessments applicable to such Lot or Lots.

The assessments which the Owners of Lots are obligated to pay to the Association include the following:

- a. annual assessments;
- b. special assessments; and
- c. emergency assessments.

#### **Section 2. Purpose of Assessments**

The assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety and welfare of the Owners and the Real Estate, including the preservation of property values

associated therewith. Allowable uses for assessments shall include, but are not limited to:

- a. maintenance, upkeep, repair, replacement and/or additions to the Common Properties, including roadways, and other property and improvements owned or maintained by the Association;
- b. the costs of operation of the Association, including legal and accounting fees;
- c. taxes and governmental assessments paid by the Association for property owned by the Association; and
- d. insurance premiums paid by the Association for coverage related to property owned by the Association.

### **Section 3. Types of Assessments**

#### **a. Annual Assessments**

Each Lot Owner shall be responsible for payment of the Annual Assessment(s) applicable to such Owner's lot(s). The Annual Assessment is due February 15 of each year. Upon approval by the Board, after written request, Lot Owners may pay one-half (1/2) of the Annual Assessment by January 31 and the second half by July 31<sup>st</sup> of each year.

Following recordation of this Declaration, the initial amount of the annual assessment shall be the sum of five hundred and no/100 dollars (\$500.00). Any increase to the annual assessment will be presented by the Board of Directors at the annual meeting and shall require approval of the Members as set forth in Article 5, Section 6 below.

#### **b. Special Assessments**

Any special assessment imposed by a vote of the Association Members as provided in Article 5, Section 6 below shall be imposed upon each Owner. A special assessment shall be paid by each Owner within thirty (30) days of notification by the Association to the Owner that such special assessment is due.

#### **c. Emergency Assessments**

The Board of Directors may impose an emergency assessment to pay the cost of actions taken to protect the health, safety and/or welfare of the Owners or the Real Estate even though an Association meeting was unable to be conducted prior to taking the emergency action(s). An emergency assessment shall be paid by each Owner immediately upon receipt of notification by the Association to the Owner that such emergency assessment is due.

It is intended that emergency assessments shall be reserved for situations involving damage or destruction resulting from storms or other natural acts, in connection with which damage has occurred which renders it necessary for the Association to take immediate action to remedy the situation.

NOTE: It is intended that the annual assessment fund shall be used to pay for items of maintenance, upkeep, repair and/or replacement of the roadways such as, but not limited to, oiling, sanding, gravel replacement, normal chuckhole repair, and snow removal. However, unexpected and non-regularly occurring incidents of damage to the roadways, such as water erosion caused by an unusually heavy storm, shall not be considered "normal" maintenance as intended to be covered by the annual assessment fund. These types of repairs may be funded, at the discretion of the Board, through special or emergency assessments.

#### **Section 4. Personal Responsibility for Payment of Assessments; Creation of Lien; Multiple Lots Owned**

All assessments are the personal responsibility of the Owners, jointly and severally, of each Lot against which such assessments are made and shall be paid in the time frame established by this Declaration. All unpaid assessments shall constitute a continuing lien against the applicable Lot or Lots until such assessments, and all late fees and other related fees and charges associated therewith, are paid in full.

Notwithstanding other provisions in this Article 5, in the event two (2) or more adjoining Lots shall be owned by a single Owner or group of persons comprising an "Owner," and only one (1) residential dwelling is constructed on the multiple adjoining Lots for use by such Owner, then such Owner shall be obligated to pay applicable assessments for the dwelling parcel only (i.e. the Owner shall not be assessed against the adjoining Lots on which no dwelling is located). In the event a dwelling is thereafter constructed on an adjoining Lot owned or transferred by such Owner, then the Owner at the time the new dwelling is constructed shall thereafter be obligated for all assessments made against other Lots within the Subdivision.

#### **Section 5. Failure to Pay an Assessment**

##### **a. Annual Assessments**

As indicated in Article 5, Section 3.a. above, regular annual assessments shall be due on February 15<sup>l</sup> each calendar year. A regular annual assessment that remains unpaid as of March 15<sup>th</sup> in the year due shall be considered "past due" and the applicable Owner(s) shall be charged a late fee equal to ten percent (10%) of the annual assessment amount, which shall be in addition to the annual assessment. On or after March 15<sup>th</sup>, the Board of Directors (or other authorized agent for the Association relative to the collection of assessments) may mail and/or email a written notice to the applicable Owner(s) notifying such Owner(s) that the annual assessment is past due and indicating the amounts due for the annual

assessment and the applicable late fee. The written notification shall be mailed or emailed to the address for such Owner(s) provided by such Owner(s) to the Association, or, if such Owner(s) have not provided any such address, to the address maintained by the Parke County Auditor/Treasurer for the mailing of real estate tax notices. If the annual assessment and applicable late fee are not paid in full by the date which is thirty (30) days following the Owner(s)' receipt of the written notice, then, in addition to the annual assessment and late fee, the assessment shall begin to accrue interest at the rate of eighteen percent (18%) per annum, beginning on the thirty-first (31<sup>st</sup>) day following the Owner(s) receipt of the applicable written notice, and the Board of Directors (or other authorized agent for the Association relative to the collection of assessments) may file a lien against the Owner(s)' Lot(s) for the amount of the unpaid assessment and other charges that are due. Other charges due shall include the applicable late fee, interest, postage (including certified mailing costs) relative to notification mailings, fees for recording the lien, and legal costs, including attorney's fees, related to the preparation and filing of the lien and the collection of sums due. In lieu of filing a lien against the Owner, the Board may seek additional legal actions.

As indicated in Article 5, Section 3. a., the Board may approve an alternative payment plan of 2 installments for the Annual Assessment. In the event that the Owner fails to pay the alternative payments, all fee procedures will be implemented. (See above paragraph.)

b. Special and Emergency Assessments

Any special or emergency assessment that remains unpaid for more than thirty (30) days after the assessment is due will be considered "past due" and the applicable Owner(s) shall be charged a late fee equal to ten percent (10%) of the assessment amount, which shall be in addition to the assessment. When a special or emergency assessment becomes past due, the Board of Directors (or other authorized agent for the Association relative to the collection of assessments) may mail a written notice to the applicable Owner(s) notifying such Owner(s) that the assessment is past due and indicating the amounts due for the assessment and the applicable late fee. The written notification shall be mailed to the address for such Owner(s) provided by such Owner(s) to the Association, or, if such Owner(s) have not provided any such address, to the address maintained by the Parke County Auditor/Treasurer for the mailing of real estate tax notices. If the special or emergency assessment and applicable late fee are not paid in full by the date which is thirty (30) days following the Owner(s)' receipt of the written notice, then, in addition to the assessment and late fee, the assessment shall begin to accrue interest at the rate of eighteen percent (18%) per annum, beginning on the thirty-first (31<sup>st</sup>) day following the Owner(s) receipt of the applicable written notice, and the Board of Directors (or other authorized agent for the Association relative to the collection of assessments) may file a lien against the Owner(s)' Lot(s) for the amount of the unpaid assessment and other charges that are due. Other charges due shall include the applicable late fee, interest, postage (including certified mailing costs) relative to notification mailings, fees for recording the lien, and legal costs, including attorney's fees, related to the preparation and filing of the lien and the collection of sums due.

All assessments, together with late fees and interest if collected as past due and the costs of collection if incurred, including attorneys' fees and court costs, shall be the personal responsibility and obligation of the Owner(s) of the applicable Lot and shall constitute a charge and continuing lien against the applicable Lot until paid in full. All persons having an ownership interest in the applicable Lot are jointly and severally liable for the payment of assessments, late fees, interest and costs of collection, including attorneys' fees and court costs.

**Section 6. Changes in the Amount of Annual Assessments; Establishment of Special Assessments and Emergency Assessments**

a. Notice of Meeting of Association to Consider Assessment Changes or the Establishment of a Special Assessment

Changes in the amount of the annual assessment of more than ten percent (10%) over the previous year's annual assessment amount may be approved at either the annual meeting of Association Members or at a special meeting of Association Members. Special assessments also may be approved and imposed from time to time at either the annual meeting or a special meeting of Association Members.

If a change in the amount of the annual assessment or the imposition of a special assessment is to be considered at a meeting of Association Members, the Association shall provide to the voting Members of the Association at least thirty (30) days' prior written notice of the date, time and place of such meeting and notice of the fact that consideration of a change in the amount of the annual assessment or the imposition of a special assessment will be a subject for possible action at the meeting.

b. Quorum at an Association Meeting called to Consider a Change in the Annual Assessment or to Discuss Imposing a Special Assessment

To establish a change in the amount of the annual assessment or to impose a special assessment, a quorum shall be present, either in person or by written proxy, representing at least twenty percent (20%) of the total number of votes eligible to be cast at a meeting at which such change of the annual assessment or the imposition of a special assessment is being considered. No voting shall occur without the required quorum.

The vote necessary to adopt a change in the amount of the annual assessment or to impose a special assessment shall be the vote of a majority of the votes cast, in person or by written proxy, at the meeting at which such matter is considered.

In the event that a quorum is not present at a meeting at which a change to the amount of the annual assessment or the imposition of a special assessment is to be considered, a subsequent meeting may be called, subject to notice to the Members of the date, time and place of the meeting mailed at least thirty (30) days prior to the meeting, and the quorum for such subsequent meeting shall be one-half (1/2) of the required quorum for the initial meeting.

No subsequent meeting shall be held more than one hundred twenty (120) days after the initial meeting.

c. Emergency Assessments

In the event that the Board of Directors determines that an emergency situation exists within the bounds of the Real Estate which requires an immediate remedy to protect the health, safety or welfare of the Owners or any portion of the Real Estate, the Board of Directors shall exercise

discretion in fulfilling its obligation to the Owners/Members by taking the necessary action to alleviate the emergency situation. An emergency assessment to pay costs associated with the remedy or remedies of the event shall then be imposed on each Owner and will not require a meeting of the voting membership. Emergency assessments shall be paid by each Owner immediately upon receipt of notification by the Association to the Owner that such emergency assessment is due. If the emergency assessment is unpaid for more than thirty (30) days after proper notification, it will be considered past due and will be collectible pursuant to the provisions of Article 5, Section 5.b. above.

#### **Section 7. Notification to Members**

Any notice required to be given by the Association to Members or Owners shall be deemed sufficient notice if given by first class U.S. mail and/or email with postage prepaid, addressed to the person(s) and the address for each Lot as indicated in the records of the Auditor/Treasurer of Parke County, Indiana, for the mailing of real estate tax statements. Any Member or Owner may provide to the Association a different person and/or address for receipt of such notices, in writing, and the Association shall use such person and/or address for all future notices until notified in writing to use a different person and/or address.

### **ARTICLE 6**

#### **Operation of Association**

#### **Section 1. Incorporation of Association**

The Association has been or shall be formed as an Indiana not-for-profit corporation and shall conduct business by and through its Board of Directors.

#### **Section 2. Board of Directors**

The Board of Directors shall be charged with protecting the health, safety and welfare of the Owners/Members and their interests in the Real Estate and the Common Properties. The Board shall consist of

six (6) directors elected from the Members at the annual meeting of the Association conducted pursuant to the By-Laws. Directors must be Members of the Association in good standing and shall serve a term of three (3) years; no director may serve more than two (2) consecutive three (3) year terms; and any vacancy on the Board of Directors shall be filled by appointment, determined by a majority vote of the remaining directors, to serve the unexpired term of the vacating director. If, in appointing a new director to fill a vacancy, the remaining directors are unable to agree by majority vote on the person to be appointed, then the President of the Board shall make the final decision. In the event the vacated position was that of the President, then the Vice President shall make the final decision as to the new Board appointee.

### **Section 3. Election of the Board of Directors**

Members in good standing shall elect directors from the Association membership at the annual meeting of the Association conducted pursuant to the Association By-Laws. Two (2) directors shall be elected each year. The elected directors shall be the two (2) persons receiving the highest vote totals from the votes cast, either in person or by written proxy, at such meeting.

### **Section 4. Officers of the Association Board of Directors**

The Board of Directors shall appoint a President and Vice President from among the directors. The President shall serve as the chairperson of the Board of Directors and shall preside over meetings of the Board and the Association. The Vice President shall preside over meetings of the Board and the Association in the absence of the President.

The Board of Directors shall appoint Members in good standing within the Association to serve the Association in the positions of Secretary and Treasurer. The Secretary and the Treasurer shall serve at the pleasure of the Board without term limitations. The Secretary and the Treasurer shall not be members of the

Board of Directors by virtue of his/her position as Secretary or Treasurer; however, a director may be appointed Secretary or Treasurer. A director may hold more than one position at the same time except that the President may not also serve as Secretary or Treasurer.

The Secretary shall maintain the records of the Association Members and shall take and maintain minutes of the meetings of the Board of Directors and the Association.

The Treasurer shall collect, deposit and hold all monies collected on behalf of the Association and shall disburse monies on behalf of the Association as directed by the Board of Directors for the benefit of the Association Members.

#### **Section 5. Decisions and Meetings of the Board of Directors**

A majority of the members of the Board of Directors shall constitute a quorum upon which decisions may be determined, with a simple majority vote of the quorum present required in order to approve any action. While the Board President shall be counted in determining whether a quorum is present, generally the President shall not vote on matters requiring a vote unless the President's vote is necessary to break a tie vote, including if the tie vote results from the abstention of any Board member(s).

### **ARTICLE 7**

#### **Additional Covenants, Conditions and Restrictions**

##### **Section 1. Improvements on and Use of Lots**

- a. All Lots shall be designated as residential lots and shall be sold and used strictly for residential purposes. No building or use that is intended for business or commercial purposes shall be erected or undertaken on any Lot.
- b. Any dwelling or structure erected, placed, altered, or restored on a Lot must be approved in writing by the Board of Directors prior to the commencement of such activity. Such approval will be made upon the submission of satisfactory plans to the Board of Directors, including a scaled map indicating the location of the building on the Lot, its size, and its setback from Lot lines. The proposed plans and specifications must include a construction schedule which calls for the completion of

construction on the exterior of the structure within twelve (12) months after commencement. Upon written approval by the Board, the applicant will be issued a written "construction authorization letter" authorizing commencement of construction of the proposed improvement. No construction authorization letter will be issued to any Member who is not in good standing.

The requirement to obtain a construction authorization letter from the Association is in addition to and does not relieve the applicant of the requirements to obtain, the necessary improvement location permit, building permit and/or other necessary permit(s) from the proper authorities of Parke County, Indiana or otherwise.

Upon commencement of construction of a dwelling on any Lot, such construction must proceed in a commercially reasonable timeframe, and in any event the exterior shall be completed within twelve (12) months from the date of commencement. In the event exterior construction is not completed within twelve (12) months after commencement, the Association Board shall be authorized, but not obligated, to pursue injunctive relief to force completion of exterior construction, or, if completion is not feasible, to seek demolition of the incomplete structure and return of the applicable Lot to its prior, unimproved state.

c. Each dwelling in the Subdivision shall be under one (1) roof and only one (1) dwelling shall be allowed on any single Lot.

d. Dwellings must be constructed on an approved and permanent foundation. Footings must be constructed in compliance with Indiana State and Parke County building codes. All dwellings and other improvements, and all appurtenant facilities, including septic systems, shall be properly permitted through the Parke County Building Department, Health Department, and other applicable State and local agencies.

e. Any residence erected or placed upon any Lot, regardless of the number of stories, shall have a ground floor area of not less than nine hundred (900) square feet, excluding open porches, breezeways, terraces, garages, and exterior stairways.

f. All dwellings shall be either (i) new construction, "stick-built" on site; or (ii) modular homes (i.e. prefabricated dwellings that are brought to the site and constructed in sections) that comply with the above square footage requirements and are constructed on an approved permanent foundation.

g. There shall be no trailers, mobile homes, or manufactured homes (i.e. homes built on a chassis that have been issued or are eligible for a Certificate of Title by the Indiana Bureau of Motor Vehicles) allowed on any Lot. Modular homes constructed in sections off-site and assembled on-site shall be allowed, provided that they are properly permitted and constructed in accordance with other applicable provisions of this Declaration.

h. No out-buildings or other non-residential structures shall be maintained on any Lot except that one (1) detached garage and one (1) accessory storage building (i.e. mini barn) shall be permitted on a Lot that has been previously improved with a residential dwelling. Additionally, notwithstanding the foregoing sentence, if an Owner owns two (2) or more contiguous Lots and owns a residential dwelling on one (1) of the Lots, the Owner shall be allowed to construct one (1) detached garage and one (1) accessory storage building (i.e. mini barn) on the vacant Lot that adjoins the Lot with the dwelling; provided, that if an Owner owns multiple vacant Lots that adjoin a Lot with the Owner's dwelling, then the Owner may use only one (1) of the adjoining vacant Lots for the construction of a permitted accessory structure(s).

- i. All water well and sanitary sewage disposal systems must comply with all applicable laws and regulations of the applicable State of Indiana and Parke County authorities.
- j. Any dwelling, garage or storage building that may be in whole or in part destroyed by fire, windstorm or any other cause, must be rebuilt and/or all debris removed and the building site restored to a sightly manner within fifteen (15) months of the event that caused the damage.
- k. If an Owner desires to erect a fence on such Owner's Lot, the Owner shall obtain an appropriate survey to ensure that the fence is erected either on the applicable property line or within the bounds of the Owner's Lot - fences shall not encroach over the Owner's property line into the adjoining Owner's Lot. Fences shall not be erected in a manner that obstructs site lines at intersections or that unreasonably blocks the view of neighboring Owners to the lake or the road.
- l. Members shall keep and maintain all improvements on their Lots, including improvements such as docks and other items located within the bounds of Hidden Lake, in a reasonable and workmanlike condition and state of repair. Members shall not allow improvements on their Lots to fall into a state of unreasonable disrepair or waste.

## **Section 2. Roads, Parking and Vehicle Limitations**

- a. The roadways within the Subdivision are private roads. Roads will be provided for the use of Owners and their guests. Owners and their guests may use the roads and Common Properties but shall not enter upon the Lots of other Owners without their consent. All roads within the Subdivision shall be maintained by the Association. Such maintenance shall include snow removal and mowing when necessary, and culvert / ditch maintenance and repair.
- b. There shall be a fifteen (15) miles per hour speed limit on all of the roads within the Subdivision. As one enters the community from US 36, the speed limit on the initial portion of Centre Road is 20 miles per hour; however, the speed limit decreases to 15 miles per hour once one makes the first right veer. (Note: the speed limit on the lake access easement paths, which are not considered roads, shall be five (5) miles per hour - see paragraph d. below).
- c. During the months of December, January, February, March and April, no vehicles having a gross vehicle weight in excess of twenty-six thousand (26,000) pounds shall be allowed to use the roadways within the bounds of the Real Estate without first obtaining specific approval to do so from the Association Board of Directors. Any damage to a roadway within the bounds of the Real Estate that is caused by excessive vehicle weight or by negligent driving shall be repaired at the sole cost and expense of the Owner(s) by or on behalf of whom the damage was caused. Such liability shall extend to Owner(s) in cases in which the guest(s) of such owner(s) damage the roadway through negligent driving or excessive vehicle weight.

Notwithstanding the foregoing provisions of this subsection, it is the intent of this Declaration to clarify and confirm that the roadways located within the bounds of the Real Estate are private roadways and are intended to be used by the Owners within the Subdivision; by those owners of parcels located along either side of the southern portion of the main roadway and those owners of residential lots within Hidden Cove Subdivision, none of whom are Owners within the Subdivision but have been granted permission by the Association Board to utilize the roadway for ingress and egress to their residential properties; and by the guests and invitees of the foregoing property owners, for residential vehicular access to and from their respective parcels. It is NOT intended that the roadways located on the Real Estate will be deemed public roadways or utilized by persons or entities other than for residential vehicular traffic and those uses generally and reasonably

associated with the ownership of a residential lot or parcel.

- d. "The Association Lake Access Easement": Community Members may use the pathway to the seawall as a drop off-point to load or unload boaters, launch kayaks or canoes, but the designated spots on the seawall are for the permit holders only. Any Member seeking a permit will contact the Army Corp of Engineers, Parke County.

The easement pathways are for the mutual benefit of the Owners of all Lots and visiting guests. The only motorized vehicles that shall be permitted on the lake access easement paths shall be four-wheelers, golf carts, "side-by-sides" or other similar vehicles. Notwithstanding the foregoing, there shall be no cars, trucks or similar vehicles, nor any dirt bikes, mini-bikes, go-carts, or similar vehicles allowed on the lake access easement paths. The maximum speed for motorized vehicles using the lake access easement paths shall be five (5) miles per hour, and those persons operating motor vehicles on such paths shall use reasonable care to refrain from creating excessive dust and noise when using the paths.

- e. Each Owner shall provide parking facilities on such Owner's Lot for the parking of vehicles owned by the Owner and those of their guests. There shall be no on-street parking within the Subdivision.
- f. No Member shall allow overnight parking or storage of commercial vehicles having a gross vehicle weight of six thousand (6,000) pounds or more within the Subdivision except as may be necessary during construction. No semi-tractors or trailers shall be allowed to park within the Subdivision, except as may be necessary during construction or for deliveries.
- g. No vehicle known as a dirt bike, mini-bike, go-cart or similar type vehicle shall be used on the Real Estate, including the roadways, unless such vehicle has a valid license plate and is equipped so that it may be legally operated on the public roads of Indiana; however, this restriction shall not restrict the use of golf carts or "side-by-sides" within the bounds of the Real Estate. All golf carts or side-by-sides operated after dark must be equipped with and use headlights and taillights. Flashlights or other portable lights are not an acceptable substitute. (Note: the use of dirt bikes, mini-bikes, go-carts and similar type vehicles, regardless of whether they may be legally operated on the public roads of Indiana, are prohibited on the lake access easement paths pursuant to paragraph d. above). All motorized vehicles must be operated by an individual holding a valid State-issued driver's license.
- h. There shall be no unlicensed and/or inoperable motor vehicles, trailers, etc. kept or maintained on any Lot, unless kept and maintained within the garage or accessory storage building appurtenant to a dwelling. Notwithstanding the foregoing, the storage of one (1) boat and one (1) camper travel trailer shall be allowed on each Lot on which the Owner's residential dwelling is located.

### **Section 3. Obligations to Protect the Enjoyment of Other Members and Guests**

- a. No noxious or offensive activities shall be carried on or performed upon any Lot or any other portion of the Real Estate which will constitute a nuisance to other Owners within the Subdivision. There shall be no dumping of trash or waste materials anywhere within the bounds of the Real Estate other than for areas or containers, if any currently or in the future, specifically designated by the Association Board for such purpose. Members and their guests shall keep easements, Lots and Common Properties free of all trash, rubbish, and refuse. Dead fish shall be buried or removed from the Real Estate.
- b. Owners shall maintain their Lots in an orderly manner and shall trim trees and other vegetative growth in such a manner as to allow passage and visibility for drivers using roadways within the Real Estate. If there is disagreement as to whether adequate passage or visibility is provided in any circumstance, the decision of the Board of Directors in such matter shall be final.
- c. Members shall have the right to question the presence of persons on the Real Estate who are believed to be persons who are not Members or guests and are therefore trespassing.
- d. Camping will only be permitted on Lots with a fully constructed residential dwelling for which a valid occupancy permit has been issued by the applicable authorities of Parke County, Indiana. Tents may be erected on such Lots, but shall be removed within seventy-two (72) hours of being erected. It is the intent of this paragraph that tents / camping shall not be a continuous activity on any Lot, but rather an activity enjoyed from time to time on Lots that include residential dwellings.
- e. Indiscriminate use of firearms is prohibited within the Hidden Lake Estates properties. Any firing of firearms must be under supervision of adult property owners and will not intrude on properties of other landowners. There will be no hunting, trapping or other molesting of animals within the bounds of the Real Estate.
- f. Domesticated animals shall be fenced, tied or otherwise restrained within the bounds of the Lot(s) owned by the owner of the subject animal(s). Owners shall NOT allow their pets to roam freely outside the boundaries of such Owners' Lot(s). There shall be no farm animals kept within the bounds of the Real Estate, nor any "exotic" animals not of a typical domesticated nature.
- g. Open fires for leaves, brush, etc. shall be constantly attended and shall be extinguished if not attended.

#### **Section 4. Miscellaneous.**

- a. Leasing. There shall be no short-term leasing and/or AirBNBs, VRBO, etc. allowed relative to any Lot. Any lease of a Lot or residential dwelling shall be for a minimum term of one (1) year. The written lease shall include a provision that the lessee is bound by all covenants, conditions and restrictions included in this Declaration to the same extent that such lessee was the owner of the leased property. No lessee shall have any right to vote as a Member for any matter coming before the Association for a vote, except if such lessee is appointed to vote through a valid proxy executed by the Owner of the subject Lot. The Association Board shall be provided with an executed copy of any lease agreement entered into relative to any Lot within the Subdivision. Any member leasing their property is subject to an additional \$1,000.00 annual fee and is responsible for notifying such lessee of the Covenants.
- b. Contract Sales. If any Owner sells his/her Lot(s) by installment sale land contract, the Owner shall

notify the Association Board of such contract sale and provide the Board with the identity and contact information for the contract purchaser. While the Owner and the contract purchaser may contractually agree that the purchaser will be responsible for assessments (including road fees) applicable to the subject Lot(s), until the Lot(s) is/are conveyed to the purchaser by a valid deed or other conveyance instrument, the Owner shall remain the primary responsible party relative to all assessments and fees payable to the Association. Notwithstanding the foregoing, if the Owner notifies the Board in writing that the contract purchaser is to be responsible for all assessments and other charges relative to the subject Lot(s), then the Board will first attempt to collect any such charges directly from the contract purchaser, using the contact information provided to the Board by the Owner. However, in the event the Board is unsuccessful in collecting the applicable charges or fees from the contract purchaser, the Board will then seek collection of same from the Owner, who shall remain fully liable for all applicable assessments, charges and fees regardless of any agreements between the Owner and the contract purchaser. Upon recordation of the conveyance instrument by which the subject Lot(s) is/are transferred by the Owner to the contract purchaser, the (former) contract purchaser shall then assume full liability for all applicable assessments, fees and charges, including any and all such sums that became due prior to the date of recording of the applicable conveyance instrument.

- c. The Community Seawall. The community seawall is designated for Owner's with a permit from the Army Corp. of Engineers. The community Members may use the seawall and pathway as a drop off point to load and unload supplies, launch kayaks or canoes without the infringement on anyone else's property of boats.

## **Section 5. Fine for Violating Covenants.**

In the event any Owner violates any provision of these Covenants, other than a violation based upon the non-payment of assessments, the Association may provide such Owner with a written notice specifying the applicable violation(s) and requesting that the violation(s) be cured. In the event the violation is not cured within thirty (30) days following the Owner's receipt of the written notification from the Association, then the Association may fine the Owner relative to the violation. Such fine shall be up to twice the annual fees as determined by the Board, as shall be specified in a written notice to the Owner from the Association that such fine has been imposed and is immediately due. The Owner shall be in default relative to the fine if the fine is not paid in full within thirty (30) days following the Owner's receipt of the applicable notice of fine from the Association. Upon default, the Association may pursue collection of the fine via small claims suit in the Parke County courts. In the event the Association is the prevailing party in such matter, the defaulting Owner shall be responsible for the Association's legal costs, including attorney fees, relative to the filing and handling of such matter.

Upon notification to an Owner concerning a specific violation of these Covenants, each and every future violation by the Owner of the same specific rule or regulation shall constitute a separate violation for which a separate fine, as established above, may be imposed by the Association, all collectible in accordance with the above provisions.

## **ARTICLE 8**

### **Duration; Amendments**

#### **Section 1. Duration; General Amendments**

The covenants, obligations, rights, duties, liabilities, terms and provisions established in this Declaration shall run with the Real Estate and shall be binding on all parties claiming under them for a period of twenty (20) years following the date of recordation of this Declaration. Following such initial twenty (20) year period, this instrument shall thereafter be automatically extended for successive periods of ten (10) years unless an instrument signed by the owners of record of a majority of the Lots has been recorded in the office of the Recorder of Parke County, Indiana changing, modifying or terminating this Declaration in whole or in part; provided, however, that no modification or termination of this Declaration shall terminate or otherwise affect any easement hereby created and reserved unless all persons and entities entitled to the beneficial use of such easement shall consent thereto.

Notwithstanding the foregoing, this Declaration may be amended at any time during the initial twenty (20) year term by an instrument signed by the then owners of record of at least seventy-five percent (75%) of the Lots (subject to the voting provisions of Article 4 above), recorded in the office of the Recorder of Parke County, Indiana, changing or modifying the terms of this Declaration in whole or in part; provided, however, that no modification or termination of this Declaration shall terminate or otherwise affect any easement hereby created and reserved unless all persons and entities entitled to the beneficial use of such easement shall consent thereto.

Notwithstanding any other provision of this Article 8, no amendment to this Declaration shall be

adopted which constitutes an Amendment of a Material Nature (as such term is hereinafter defined) unless approved by a vote of the owners of record of at least eighty-five percent (85%) of the Lots (subject to the voting provisions of Article 4 above). For purposes of this provision, the term "Amendment of a Material Nature" means any amendment to this Declaration that:

- a. Changes or reduces the voting rights of any Member(s);
- b. Increases annual assessment from amount of the previous year's annual assessment as voted at the annual meeting.
- c. Releases the Association from its obligations to maintain and repair the Common Properties;
- d. Terminates the rights of the Owners to use any of the Common Properties;
- e. Permits the convertibility of Lots into Common Properties; or
- f. Imposes any new restrictions on an Owner's right to sell or lease its Lot.

## **Section 2. Amendments by Association Board**

Notwithstanding the provisions of Section 1 of this Article 8, the Association Board of Directors shall be authorized, upon its own action and without consent of the Members, to make any technical amendments to this Declaration without the approval of any other person or entity, for the following purposes only:

- a. To bring this Declaration into compliance with the requirement of any statute, ordinance, regulation or order of any public agency having jurisdiction thereof;
- b. To conform with zoning covenants and conditions; and/or
- c. To correct clerical or typographical errors in this Declaration or any amendment or supplement hereto; provided, however, that in no event shall the Board of Directors be entitled to make any amendment which has a material adverse effect on the rights of any Mortgagee, or which substantially impairs the rights granted by this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner.

## **Section 3. Recording**

All amendments to this Declaration shall be recorded in the office of the Recorder of Parke County, Indiana, and no amendment shall become effective until so recorded.

## **ARTICLE 9**

### **Miscellaneous**

#### **Section 1. Right of Enforcement**

Violation or threatened violation of any of the covenants included in this Declaration shall be grounds for an action by the Association or any Owner(s), or any person(s) or entity(ies) claiming under any Owner(s), against the person(s) or entity(ies) violating or threatening to violate any of these covenants. Available relief in any such action shall include recovery of damages or other sums due for such violation, injunctive relief against any such violation or threatened violation, declaratory relief, and the recovery of costs and attorneys' fees reasonably incurred by any party successfully enforcing these Covenants; provided, however, that neither the Association nor any of the Owners shall be liable for damages of any kind to any person or entity for failing or neglecting for any reason to enforce any of these Covenants.

#### **Section 2. Delay or Failure to Enforce**

No delay or failure on the part of any aggrieved party, including the Association, to invoke any available remedy with respect to any violation or threatened violation of these Covenants shall constitute a waiver by that party of, or an estoppel of that party to assert, any right available to it upon the occurrence, recurrence or continuance of such violation.

#### **Section 3. Severability**

Invalidation of any provision of this Declaration by judgment or court order shall not in any way affect any of the other provisions of this Declaration, which shall remain in full force and effect following the

invalidation ruling. It is the intention of this Declaration that if any provision is deemed invalid or unenforceable for any reason, the invalid or unenforceable provision shall be narrowly construed so as to result in the broadest possible enforcement of this Declaration as initially drafted.

#### **Section 4. Section Headings**

The section headings preceding the various sections of this Declaration are for the convenience of reference only, and none of them shall be used as an aid to the construction of any provisions of this Declaration. Wherever and whenever applicable, the singular form of any word shall be taken to mean or apply to the plural, and the masculine form shall be taken to mean or apply to the feminine or to the neuter, and vice versa.

#### **Section 5. Applicable Law**

This Declaration shall be governed by and construed in accordance with the laws of the State of Indiana.

IN WITNESS WHEREOF, this Declaration has been executed by the undersigned on the dates indicated by their respective signatures below.

**Owners' signatures attached hereto and made a part hereof as Exhibit B1**

**The Members signatures affirms the authorization of the Hidden Lake Estates Property Owners Association, Inc. Board of Directors to act on behalf of the community and community Members.**

**The Members signatures affirms the authorization of the Hidden Lake Estates Property Owners Association, Inc. Board of Directors to act on behalf of the community and community Members.**

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 (Andrew P. Kult).

This instrument was prepared by Andrew P. Kult, Attorney-at-Law, COMER LAW OFFICE, LLC, P.O. Box 207, Danville, IN 46122.

Modifications to the original draft of this document were made by Richard L. Rennick Jr., Attorney-at-Law, Covington IN 47932

HIDDEN LAKE PROPERTY OWNERS ASSOCIATION, INC

Board members as of July 2022:

President: Tammy Skinner Tammy Skinner 10-16-2022

Vice President: Jodie Baker Jodie Baker 10-16-2022

Treasurer: Dawnmarie MacInnes Dawnmarie MacInnes 10-16-2022

Secretary: Timothy Anderson T Anderson 10-16-2022

Board Member: Vernon Wherry Vernon Wherry 10-14-2022

Board Member: Jim Strange Jim Strange 10-15-2022

Board Member: Troy Whitaker T Whitaker 10-16-2022

Enclosed signatures were  
obtained at the HOA Community Meeting  
on September 24, 2022 or prior  
via mail.  
**EXHIBIT B1**  
**HIDDEN LAKE PROPERTY OWNERS ASSOCIATION, INC.**

Owners/Lot Numbers (updated August 2022) Signature Page:

The Members signatures affirms the authorization of the Hidden Lake Estates Property Owners Association, Inc. Board of Directors to act on behalf of the community and community Members.

**AREA 1:**

**LOT #1 & 2: 019-00821-00 HIDDEN LAKES 1ST LOT 1 1-15-6 .37 and 019-00821-01 HIDDEN LAKES 1ST**

**Pt LOT 2 1-15-6 .493 (purchase date: 12/19/17)**

Owners: Patrick & Barbara Gail Williams

Patrick Williams \_\_\_\_\_

Barbara Gail Williams

**LOT #3: 019-00881-00 HIDDEN LAKE EST 1ST Pt LOT 2 & 3 1-15-6 .875A (purchase date: 7/30/20)**

Owners: David E. and Laura A. Roggy H/W

David Roggy

Laura A. Roggy

✓ **LOT #4 & 5: 019-0 1368-00 HIDDEN LAKE EST I LOT 4 1-15-6 .90 and 019-01159-00 HIDDEN LAKE**

**SUB 1 LOT 5 1-15-6 .82 (purchase date: (4/21/08)**

Owner: Tobias Steckler, Nicholas Steckler, & Joseph Steckler as Joint Tenants with Rights of Survivorship

Tobias Steckler

Nicholas Steckler

See attached

Joseph Steckler

✓ LOT #6 & 7: 019-01270-00 HIDDEN LAKE 1ST LOT 6 1-15-6 .37 and 019-01168-00 HIDDEN LAKE EST I  
LOT 7 1-15-6 .80 (purchase date: 11/24/14)

Owner: Vernon & Patricia Wherry

Vernon Wherry

Vernon Wherry - 9-23-2022

Patricia Wherry

Patricia Wherry 9-22-22

✓ LOT #8 & 9: 019-00475-00 Hidden Lake Est. 1st Lot 8 .50A and 019-00883-00 Hidden Lake Est. 1st Lot 9 1-  
15-6 .47 and 019-01576-01 HIDDEN LAKE EST 7 PT SW 1/4 1-15-6 .60 (purchase date: 7/18/18)

Owner: Harold G & Mary E. Newlin H/W

Harold G. Newlin

See attached

Mary E. Newlin

See attached

✓ LOT #10, 11, 12: 019-00778-00 HIDDEN LAKES SUB 1 LOT 10 1-15-6 .47 and 019-00778-01 HIDDEN  
LAKES 1ST LOT 11 1-15-6 .47 and 019-00778-02 HIDDEN LAKES 1ST LOT 12 1-15-6 .47 (purchase date:

8/16/05)

Owner: Isabel C. & Febronio Torres

Isabel C. Torres

Isabel C. Torres

9/24/22

Febronio Torres

Febronio Torres

9-24-22

✓ **LOT #13 & 14: 019-01483-00 HIDDEN LAKE EST I LOT 13 1-15-6 .47 and 019-00932-00 HIDDEN LAKE  
II LOT 14 1-15-6 .47 (purchase date: 6/28/16)**

Owner: Loretta D. Shields

Loretta D. Shields

See attached

**AREA 2:**

**LOT #15: 019-00772-00 HIDDENLAKES EST LOT 15 1-15-6 1.43 (purchase date: 10/1/09)**

Owner: Jeremy R. & Jennifer J. Fry H/W

Jeremy R. Fry

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Jennifer J. Fry

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**LOT #16: 019-00371-00 HIDDEN LAKE II LOT 16 1-15-6 (1.52) (purchase date: 8/9/21)**

Owner: Ronald R. Ellis and Jodi Jackson as co-personal representatives of the Estate of Walter Paul Ellis.

Ronald R. Ellis

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Jodi Jackson

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**LOT #17 & 18: 019-00127-00 HIDDEN LAKE SUB DIV II LOT 17 1-15-6 (.93) and 019-00149-01 HIDDEN LAKE EST SUB II PT LOT 18 1-15-6 .44 (purchase date: 4/18/97 and 7/25/97)**

Owner: Jerry L & Kimberly J. Drake H/W

Jerry L. Drake

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Kimberly J. Drake

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**LOT #19: 019-00799-00 HIDDEN LAKE II LOT 19, PT LOT 18 & PT VAC R/W 1-15-6 2.65 (purchase date 9/15/16)**

Owner: Ronald Mitscher

Ronald Mitscher

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**LOT #20: 019-00249-00 HIDDEN LAKE SUB DIV II LOT 20 (1A) 1-15-6 (purchase date: 7/7/10)**

Owner: James Ray & Danielle D. Buchanan H/W

James Ray Buchanan

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Danielle D. Buchanan

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✓ **LOT #21: 019-00249-01 HIDDEN LAKE SUB DIV II LOT 21 (.88) 1-15-6 (purchase date: 4/4/06)**

Owner: Michael T. & Tammy Skinner H/W

Michael T. Skinner

Michael T. Skinner

9/24/22

Tammy Skinner

Tammy Skinner

9-24-2022

✓ **LOT #22: 019-00884-00 HIDDEN LAKES II LOT 22 1-15-6 1.36 (purchase date: 4/27/06)**

Owner: Jodie P. Baker

Jodie P. Baker

Jodie P. Baker

9-24-2022

**LOT #23, 24, 25: 019-00185-00 HIDDEN LAKES SUB DIV II LOT 23 (1.32) 1-15-6 OC 130 VAL 6-10-97 and  
019-00050-00 HIDDEN LAKES SUB DIV II LOT 24 1-15-6 1.06 and  
019-00050-01 HIDDEN LAKE SUB DIV II LOT 25 1-15-6 .96 (purchase date: 5/17/22)**

Owner: David A. Wheeler

David A. Wheeler

**LOT #26, 27: 019-01018-00 HIDDEN LAKE II LOT 26 1-15-6 .91 and 019-00930-00 HIDDEN LAKE II LOT  
27 1-15-6 .68 (purchase date: 6/11/21)**

Owner: Donna Patch

Donna Patch

Duplicate (see attached)

**LOT #28: 019-00930-01 HIDDEN LAKE II LOT 28 1-15-6 .82 (purchase date: 1/13/06)**

Owner: Virginia M. Patch Trustee Virginia Patch Trust

Virginia M. Patch

**AREA 3:**

✓ **LOT #30: 019-00480-00 HIDDEN LAKE EST 3RD LOT 30 1-15-6 .53 and 019-00832-01 PT W1/2 SW 1-15-6 3.60 (purchase date: 6/21/21)**

Owner: Carol A. Grieshaber & Richard L. Rolan JTRS

Carol A. Grieshaber

Carol A. Grieshaber 9/24/22

Richard L. Rolan

Richard L. Rolan 09-24-22

**LOT #31: 019-00481-00 HIDDEN LAKE EST 3RD LOT 31 1-15-6 .51 (purchase date: no date annotated)**

Owner: Darrell L. Trout

Darrell L. Trout

✓ **LOT #32: 019-00482-00 HIDDEN LAKE 3RD LOT 32 1-15-6 .61 (purchase date: 8/4/22)**

Owner: David Nolan (effective 8.4.22)

David Nolan

see attached.

✓ **LOT # 33 & 34: 019-00483-00 HIDDEN LAKE EST 3RD LOT 33 1-15-6 .75 and 019-00484-00 HIDDEN LAKES 3RD LOT 34 1-15-6 .85 (purchase date: 12/1/03)**

Owner: Wilma Longenecker Trustees, Wilma Longenecker Living Trust

Wilma Longenecker

Wilma R. Longenecker 9-24-2022

✓ **LOT #35, 36 & 37: 019-00252-00 HIDDEN LAKE EST SUB III LOT 35 and 019-00263-00 HIDDEN LAKE**

SUB DIV III LOT 36 1-15-6 (.92A) and 019-00485-00 HIDDEN LAKE EST 3RD LOT 37 1-15-6 .87

(purchase date: 12/16/20)

Owner: Charles G. & Cynthia L. Shive Trustee of their Living Trust

Charles G. Shive

See Attached

Cynthia L. Shive

See attached

**PART AREA 3; PART AREA 6**

✓ LOT #38 and LOT # 79-80: 019-00486-00 HIDDEN LAKE 3RD LOT 38 1-15-6 1.03 and 019-00531-00 HIDDEN LAKE 6TH LOTS 79-80 2-15-6 1.556A and 019-00530-00 HIDDEN LAKES 6TH LOT 78 .796A 2-15-6 (purchase date: 4/27/16)

Owner: Carol M. & Raymond Fultz H/W

Carol M. Fultz

Carol M Fultz 9/24/22

Raymond E. Fultz

Raymond E Fultz

**AREA 4:**

✓ LOT #41, 42, 43, 44, 45, 46 019-00307-00 PT W1/2 SW HIDDEN LAKE SUB DIV IV 1-15-6 (.89) LOT 41 and 019-00098-02 HIDDEN LAKE LOT 42 1-15-6 (.60) and 019-00885-00 HIDDEN LAKES IV LOT 43 1-15-6 .72 and

019-00890-00 HIDDEN LAKES IV LOT 44 1-15-6 .55 and 019-00891-00 HIDDEN LAKE SUB DIV IV LOT 45 .37A 1-15-6 And 019-00487-00 HIDDEN LAKE EST 4 LOT 46 1-15-6 .96 (purchase date: 2/21/13)

Owner: Mark C. & Denise J. Renie as Co-Trustees of Renie Family Trust

Mark C. Renie

Mark C Renie 9/24/22

Denise J. Renie

✓ LOT #47: 019-01536-00 HIDDEN LAKE IV LOT 47 & Pt 48 & 49 1-15-6 .95 (purchase date: 10/16/19)

Owner: M. Troy & Jane E. Whitaker H/W

M. Troy Whitaker

M. Troy Whitaker 9-24-2022

Jane E. Whitaker

Jane E. Whitaker 9-24-22

✓ LOT # 48 & 49: 019-00489-00 HIDDEN LAKE 4TH PT LOT 48 .626 1-15-6 and 019-00490-00 HIDDEN LAKE 4TH PT LOT 49 .804 1-15-6 (purchase date: 8/26/19)

Owner: Derrick Wayne Hatcher

Derrick Wayne Hatcher

Derrick Wayne Hatcher 9/24/2022

AREA 5:

LOT #50: 019-00967-00 HIDDEN LAKE V LOT 50 2-15-6 .413 (purchase date: 6/11/21)

Owner: Donna E. Patch

Donna E. Patch

Duplicate (See attached)

✓ LOT # 51: 019-00886-00 HIDDEN LAKES V LOT 51 2-15-6 (purchase date: 4/29/16)

Owner: Rhonda L. Paso

Rhonda L. Paso

See attached

✓ LOT #:52 019-00311-00 HIDDEN LAKE SUB DIV V LOT 52 (purchase date: 8/18/21)

Owner: Roger H. Busch II

Roger H. Busch II

See attached

✓ **LOT #53: 019-00491-00 HIDDEN LAKE EST 5TH LOT 53 (purchase date: 8/27/08)**

Owner: Joseph A. & Barbara J. Schwoegler H/W

Joseph A. Schwoegler

Joseph A. Schwoegler

Barbara J. Schwoegler

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**LOT #54: 019-00492-00 HIDDEN LAKE EST 5TH LOT 54 2-15-6 (purchase date: 4/18/22)**

Owner: Adam O. Weir

Adam O. Weir

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**LOT #55 & 56: 019-00424-01 HIDDEN LAKES EST 5TH LOT 55 2-15-6 1.195 and 019-00424-00 HIDDEN LAKES EST 5TH LOT 56 2-15-6 .831 (purchase date: 5/4/22)**

Owner: Jarad S. & Nina R. Winget H/W

Jarad S. Winget

\_\_\_\_\_

Nina R. Winget

\_\_\_\_\_

✓ **LOT #57: HIDDEN LAKES V LOT 57 2-15-6 (purchase date: no date annotated)**

Owner: Ralph Leon & Wilma Marl Lewis (both deceased)

Ralph Leon Lewis

(Deceased) \_\_\_\_\_

See attached  
(new owner Mark)  
A. Lewis

Wilma Marl Lewis

(Deceased) \_\_\_\_\_

✓ **LOT #58 019-00871-00 HIDDEN LAKE EST 5TH LOT 58 2-15-6 .532A (purchase date: 11/24/14)**

Owner: Robert B. & Dawnmarie MacInnes H/W

Robert B. MacInnes

See attached Robert B MacInnes 9.24.22

Dawnmarie MacInnes

See attached Dawnmarie MacInnes 9.24.22

✓ **LOT #59 & 60: 019-01171-00 HIDDEN LAKE EST V LOT 59 2-15-6 and 019-00574-00 HIDDEN LAKE  
5TH LOT 60 2-15-6 (purchase date: 12/22/08)**

Owner: James C. & Renee C. Jones Trustees of the Jones Living Trust

James C. Jones

See attached

Renee C. Jones

See attached

✓ **LOT #61: 019-01174-00 HIDDEN LAKES V LOT 61 2-15-6 (purchase date: 8/19/05)**

Owner: James A. Strange

James A. Strange

James A. Strange 9-24-22

✓ **LOT #62: 019-01181-00 HIDDEN LAKE V LOT 62 2-15-6 1.079 (purchase date: 8/17/04)**

Owner: Kevin A. & Anne W. Still H/W

Kevin A. Still

See attached

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Anne W. Still

See attached

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✓ **LOT #63: 019-00878-00 HIDDEN LAKES V 63 2-15-6 .788 (purchase date 6/1/22- new Trust name)**

Owner: Vlado & Katherine E. Soposki Trustees of their Rev. Living Trust

Vlado Sposki

Vlado Sposki 9-24-22

Katherine E. Sposki

Katherine E. Sposki 9-24-22

✓ **LOT #64: 019-00875-00 HIDDEN LAKE V LOT 64 2-15-6 (purchase date 9/23/19)**

Owner: Ronald M. & Kathy A. Tucker Trustees of the Ronald M. Tucker & Kathy A. Tucker Living Trust

Ronald M. Tucker

Ronald M. Tucker 9/24/22

Kathy A. Tucker

Kathy A. Tucker 9-24-22

**LOT #65: 019-01360-00 HIDDEN LAKE V LOT 65 2-15-6 (purchase date: 12/19/19)**

Owner: Michael Walls & Matthew Walls as JTRS

Michael Walls

---

Matthew Walls

Matthew Walls 10/22/22

✓ LOT #66, 67, 68, 71 019-00880-00 HIDDEN LAKE V LOT 66 2-15-6 and 019-00888-00 HIDDEN LAKES V LOT 67 2-15-6 and 019-00794-00 HIDDEN LAKE V 68 2-15-6 .617 and 019-00495-00 HIDDEN LAKE EST 5TH LOT 71 2-15-6 .536 (purchase date: 10/2/97)

Owner: Craig R. & Sharon R. Blattner H/W

Craig R. Blattner

See attached  5/24/22

Sharon R. Blattner

See attached  9-24-22

LOT #69: 019-00493-00 HIDDEN LAKE 5TH LOT 69 2-15-6 .61A (purchase date: 3/4/22)

Owner: Andrew B. Durham

Andrew B. Durham

✓ LOT #70: 019-00494-00 HIDDEN LAKE 5TH LOT 70 .529A 2-15-6 (purchase date: 4/21/14)

Owner: Joseph M. Fulton

Joseph M. Fulton

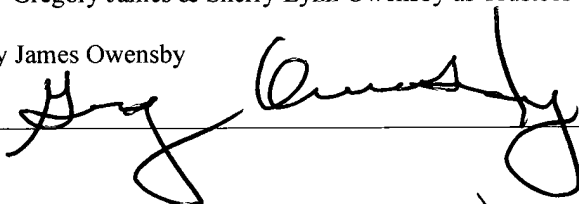
See attached

AREA 6:

J LOT #72: 019-00889-00 HIDDEN LAKES EST 6TH LOT 72 2-15-6 1.625 (purchase date: 7/19/22)

Owner: Gregory James & Sherry Lynn Owensby as Trustees of their Joint Revocable Living Trust

Gregory James Owensby



Sherry Lynn Owensby (over) - next page)

Sherry Lynn Owensby

✓ LOT #73:

David Owensby

See attached

Lisa Owensby

See attached

✓ LOT #75, & 76: 019-00527-00 HIDDEN LAKE EST 6 LOT 75 2-15-6 .811 A and 019-00528-01 HIDDEN LAKE EST 6TH PT LOT 76 2-15-6 .415 A (purchase date: 9/27/17)

Owner: David A. Hamilton

David A. Hamilton

See attached

LOT #76 & 77: 019-00529-00 HIDDEN LAKE SUB VI LOT 77 2-15-6 .752A and 019-00528-00 HIDDEN

✓ LAKE SUB 6th EAST PT LOT 76 2-15-6 .414A (purchase date: 8/30/18)

Owner: Thomas & Cheryl Hayes H/W

Thomas Hayes

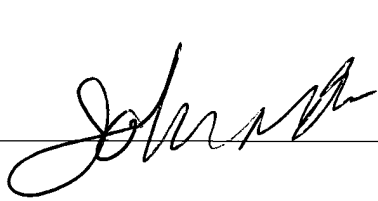
Thomas Hayes 9/24/22

Cheryl Hayes

✓ LOT #78: 019-00530-00 HIDDEN LAKES 6TH LOT 78 .796A 2-15-6 (purchase date: 4/30/12)

Owner: John & Delisa Walker H/W

John Walker

 9/24/22

Delisa Walker

**LOT # 81: 019-00533-00 HIDDEN LAKE EST 6TH LOT 81 1-15-6 .416 (purchase date: 10/31/13)**

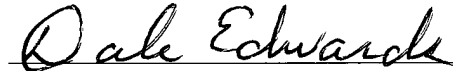
Owner: First party: Envisage Investments, LLC; Second party: Steve K. Hart

Steve K. Hart

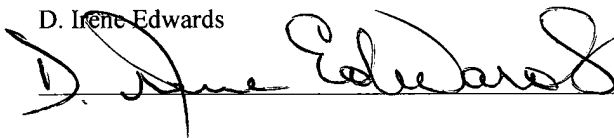
✓ **LOT #82: 019-00534-00 HIDDEN LAKE EST 6TH LOT 82 2-15-6 .58 (purchase date: 6/30/21)**

Owner: Dale & D. Irene Edwards H/W

Dale Edwards

 9.26.22

D. Irene Edwards

 9-26-22

✓ **LOT #83: 019-00535-00 HIDDEN LAKE 6TH LOT 83 2-15-6 .668 (purchase date: 3/6/01)**

Owner: Robert & Jane A. Kelp

Robert Kelp

See attached

Jane A. Kelp

See attached

**AREA 7:**

**N. Falls Drive 019-01095-00 PT E1/2 NW1/4 1-15-6 15.10 (purchase date: 1/11/19)**

Owner: Samuel Adam French

Samuel Adam French

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**LOT #1 & 2: 019-01506-00 HIDDEN LAKE EST #7 LOT 1 and 019-01549-00 HIDDEN LAKE EST 7 LOT 2**

**1-15-6 .635 (purchase date: 6/6/06)**

Owner: Jeffrey Gene Hansa

Jeffrey Gene Hansa

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**LOT # 3 & 4: 019-01549-00 HIDDEN LAKE EST 7 LOT 2 1-15-6 .635 and 019-01561-00 HIDDEN LAKE**

**EST 7 LOT 4 1-15-6 (purchase date: 4/21/04 and 5/11/05; 5/12/15)**

Owner: Timothy L & Pamela A. Shaw H/W

Timothy L. Shaw

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Pamela A. Shaw

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✓ **LOT # 5: 019-01562-00 HIDDEN LAKES EST 7 LOT 5 1-15-6 (purchase date: 3/14/19)**

Owner: Lambert Trust; Ronald D. Lambert (208 Bayshore Circle, Venice, FL 34285)

Ronald D. Lambert

*See attached*

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✓ **LOT #6 & 7: 019-01563-00 HIDDEN LAKE EST 7 LOT 6 1-15-6 .642 and 019-01564-00 HIDDEN LAKE  
EST 7 LOT 7 1-15-6 (purchase dates: 12/15/17 and 10/25/21)**

Owner: Timothy L & Mary Jane Anderson H/W

Timothy L. Anderson

*T L Anderson*

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*9-24-2022*

Mary Jane Anderson

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✓ LOT# 8, 9, 10, 11, 12, 13, & 14: 019-01565-00 HIDDEN LAKE EST 7 LOT 8 1-15-6 .567A and 019-01566-00 HIDDEN LAKE EST 7 LOT 9 1-15-6 .885A and 019 01567-00 HIDDEN LAKE EST 7 LOT 10 1-15-6 1.147 and

019-01568-00 HIDDEN LAKE EST 7 LOT 11 1-15-6 .912 and 019-01569-00 HIDDEN LAKE EST 7 LOT 12 1-15-6 1.481 and 019-01571-00 HIDDEN LAKE EST 7 LOT 13&14 1-15-6 1.919A  
(purchase dates: 3/18/11 and 8/12/14)

Owner: John J. & Theresa B Burris H/W

John J. Burris

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See attached

Theresa B. Burris

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See attached

✓ LOT #15: 019-01572-00 HIDDEN LAKE EST 7 LOT 15 1-15-6 (purchase date: 9/12/19)

Owner: The Richard and Joan Brenza Trust, Richard J. Brenza Jr and John T. Brenza, Trustees

Richard J. Brenza Jr

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See attached

Joan T. Brenza

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See attached

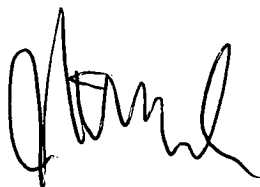
LOT #16, 17 & 18: 019-01573-00 HIDDEN LAKE EST 7 LOT 16 1-15-6 and 019-01574-00 HIDDEN LAKE

✓ EST 7 LOT 17 1-15-6 and 019-01575-00 HIDDEN LAKE EST 7 LOT 18 1-15-6 (purchase date: 9/17/19)

Owner: Jerome S & Nancy J. Hindel H/W

Jerome S. Hindel

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9/24/20

Hindl

9/24/22

Nancy J. Hindel

Nancy J. Hindel

9/24/22

Please sign, date & return in envelope provided

LOT #8 & 9: 019-00475-00 Hidden Lake Est. 1st Lot 8 .50A and 019-00883-00 Hidden Lake Est. 1st Lot 9 1-

15-6 .47 and 019-01576-01 HIDDEN LAKE EST 7 PT SW 1/4 1-15-6 .60 (purchase date: 7/18/18)

Owner: Harold G & Mary E. Newlin H/W

Harold G. Newlin

Harold G. Newlin

9-24-2022

Mary E. Newlin

Mary E. Newlin

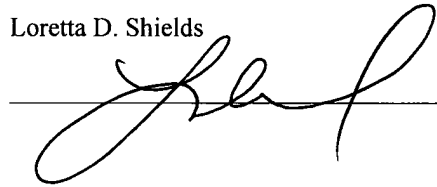
9-24-2022

LOT #13 & 14: 019-01483-00 HIDDEN LAKE EST I LOT 13 1-15-6 .47 and 019-00932-00 HIDDEN LAKE

II LOT 14 1-15-6 .47 (purchase date: 6/28/16)

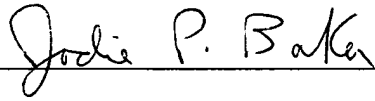
Owner: Loretta D. Shields

Loretta D. Shields

 9-23-22

Owner: Jodie P. Baker

Jodie P. Baker



9-24-2022

**LOT #23, 24, 25: 019-00185-00 HIDDEN LAKES SUB DIV II LOT 23 (1.32) 1-15-6 OC 130 VAL 6-10-97 and  
019-00050-00 HIDDEN LAKES SUB DIV II LOT 24 1-15-6 1.06 and  
019-00050-01 HIDDEN LAKE SUB DIV II LOT 25 1-15-6 .96 (purchase date: 5/17/22)**

Owner: David A. Wheeler

David A. Wheeler

**LOT #26, 27: 019-01018-00 HIDDEN LAKE II LOT 26 1-15-6 .91 and 019-00930-00 HIDDEN LAKE II LOT  
27 1-15-6 .68 (purchase date: 6/11/21). Area 5: LOT #50: 019-00967-00 HIDDEN LAKE V LOT 50 2-15-6  
.413 (purchase date: 6/11/21)**

Owner: Donna Patch

Donna Patch

**LOT #28: 019-00930-01 HIDDEN LAKE II LOT 28 1-15-6 .82 (purchase date: 1/13/06)**

Owner: Virginia M. Patch Trustee Virginia Patch Trust

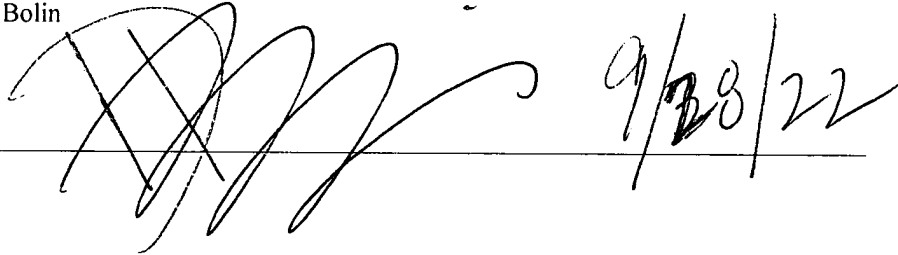
Virginia M. Patch

PLEASE SIGN, DATE AND RETURN TO: Hidden Lake Estates HOA, 899 N. Center Parkway, Rockville,  
IN 47872

LOT #32: 019-00482-00 HIDDEN LAKE 3RD LOT 32 1-15-6 .61 (purchase date: 8/4/22)

Owner: David Bolin

David Bolin

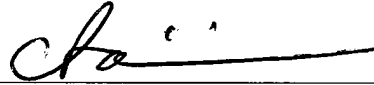
A handwritten signature, likely of David Bolin, is written over a horizontal line. To the right of the signature, the date "9/28/22" is handwritten.

LOT #35, 36 & 37: 019-00252-00 HIDDEN LAKE EST SUB III LOT 35 and 019-00263-00 HIDDEN LAKE  
SUB DIV III LOT 36 1-15-6 (.92A) and 019-00485-00 HIDDEN LAKE EST 3RD LOT 37 1-15-6 .87

Owner: Charles G. & Cynthia L. Shive Trustee of their Living Trust

Charles G.

Shive



9.15.22

Cynthia L.

Shive



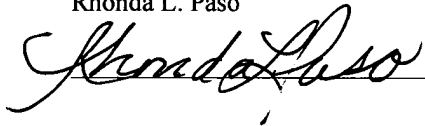
9.15.22

PLEASE SIGN, DATE AND RETURN IN SELF-ADDRESSED, STAMPED ENVELOPE. Thank you.

**LOT # 51: 019-00886-00 HIDDEN LAKES V LOT 51 2-15-6 (purchase date: 4/29/16)**

Owner: Rhonda L. Paso

Rhonda L. Paso

 9/9/2022

**LOT #:52 019-00311-00 HIDDEN LAKE SUB DIV V LOT 52 (purchase dat**

Owner: Roger H. Busch II

Roger H. Busch II

Roger H. Busch II 9/30/22

Please sign and date:

**LOT #57: HIDDEN LAKES V LOT 57 2-15-6**

Owner: Mark A. Lewis

Mark A. Lewis

Mark A. Lewis 9/25/22

PLEASE SIGN, DATE AND RETURN IN SELF-ADDRESSED, STAMPED ENVELOPE. Thank you.

**LOT #59 & 60: 019-01171-00 HIDDEN LAKE EST V LOT 59 2-15-6 and 019-00574-00 HIDDEN LAKE**

**5TH LOT 60 2-15-6 (purchase date: 12/22/08)**

Owner: James C. & Renee C. Jones Trustees of the Jones Living Trust

James C. Jones

DELETED

Renee C. Jones

Renee C. Jones 9/6/2022

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**LOT #61: 019-01174-00 HIDDEN LAKES V LOT 61 2-15-6 (purchase date: 8/19/05)**

Owner: James A. Strange

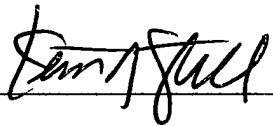
James A. Strange

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**LOT #62: 019-01181-00 HIDDEN LAKE V LOT 62 2-15-6 1.079 (purchase date: 8/17/04)**

Owner: Kevin A. & Anne W. Still H/W

Kevin A. Still



9/17/2022

Anne W. Still



9-17-22

**LOT #63: 019-00878-00 HIDDEN LAKES V 63 2-15-6 .788 (purchase date 6/1/22- new Trust name)**

Owner: Vlado & Katherine E. Sposki Trustees of their Rev. Living Trust

Vlado Sposki

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Katherine E. Sposki

---

**LOT #64: 019-00875-00 HIDDEN LAKE V LOT 64 2-15-6 (purchase date 9/23/19)**

Owner: Ronald M. & Kathy A. Tucker Trustees of the Ronald M. Tucker & Kathy A. Tucker Living Trust

Ronald M. Tucker

---

Kathy A. Tucker

---

**LOT #65: 019-01360-00 HIDDEN LAKE V LOT 65 2-15-6 (purchase date: 12/19/19)**

Owner: Michael Walls & Matthew Walls as JTRS

Michael Walls

PLEASE SIGN, DATE AND RETURN IN SELF-ADDRESSED, STAMPED ENVELOPE. Thank you.

**LOT #66, 67, 68, 71 019-00880-00 HIDDEN LAKE V LOT 66 2-15-6 and 019-00888-00 HIDDEN LAKES V  
LOT 67 2-15-6 and 019-00794-00 HIDDEN LAKE V 68 2-15-6 .617 and  
019-00495-00 HIDDEN LAKE EST 5TH LOT 71 2-15-6 .536 (purchase date: 10/2/97)**

Owner: Craig R. & Sharon R. Blattner H/W

Craig R. Blattner

Craig R Blattner

9.16.22

Sharon R. Blattner

Sharon Blattner

9.16.22

LOT #64 Tucker, Ronald M. & Kathy A. Trustees of the Ronald M.  
Tucker & Kathy A. Tucker Living Trust

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LOT #65 Walls, Michael & Walls, Matthew

---

LOT #66, 67, 71 Blattner, Craig R. & Sharon R.

---

LOT #69 Durham, Andrew

---

LOT #70 Fulton, Joseph M.

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*pg 1 m 7 lt 9-24-22*

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**AREA 6:**

LOT #72 Owensby, Gregory James & Sherry Lynn as Trustees of their  
Joint Revocable Living Trust

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LOT #73 (Private: formerly Daciola – sold July 2022)

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LOT #74, & 75 Hamilton, David A.

---

LOT #76, 77 Hayes, Thomas & Cheryl H/W

---

LOT #78 Walker, John & Delisa

---

Lot # 73

PLEASE SIGN, DATE AND RETURN IN SELF-ADDRESSED, STAMPED ENVELOPE. Thank you.

LOT #73:

David Owensby



9/1/22

Lisa Owensby



9/1/22

**LOT #73: (Private: formerly Daciola – sold July 2022)**

*Should be David & Lisa Owensby*

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**LOT #75, & 76: 019-00527-00 HIDDEN LAKE EST 6 LOT 75 2-15-6 .811 A and 019-00528-01 HIDDEN LAKE EST 6TH PT LOT 76 2-15-6 .415 A (purchase date: 9/27/17)**

Owner: David A. Hamilton

David A. Hamilton

*David A. Hamilton 9-17-2022*

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**LOT #76 & 77: 019-00529-00 HIDDEN LAKE SUB VI LOT 77 2-15-6 .752A and 019-00528-00 HIDDEN LAKE SUB 6th EAST PT LOT 76 2-15-6 .414A (purchase date: 8/30/18)**

Owner: Thomas & Cheryl Hayes H/W

Thomas Hayes

---

Cheryl Hayes

---

**LOT #78: 019-00530-00 HIDDEN LAKES 6TH LOT 78 .796A 2-15-6 (purchase date: 4/30/12)**

Owner: John & Delisa Walker H/W

John Walker

---

Delisa Walker

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**LOT #81: 019-00533-00 HIDDEN LAKE EST 6TH LOT 81 1-15-6 .416 (purchase date: 10/31/13)**

Owner: First party: Envisage Investments, LLC; Second party: Steve K. Hart

Steve K. Hart

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**LOT #82: 019-00534-00 HIDDEN LAKE EST 6TH LOT 82 2-15-6 .58 (purchase date: 6/30/21)**

Owner: Dale & D. Irene Edwards H/W

Dale Edwards

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D. Irene Edwards

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**LOT #83: 019-00535-00 HIDDEN LAKE 6TH LOT 83 2-15-6 .668 (purchase date: 3/6/01)**

Owner: Robert & Jane A. Kelp

Robert Kelp

*Robert D. Kelp 9-18-22*

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Jane A. Kelp

*Jane A. Kelp 9/18/22*

---

**AREA 7:**

**N. Falls Drive 019-01095-00 PT E1/2 NW1/4 1-15-6 15.10 (purchase date: 1/11/19)**

Owner: Samuel Adam French

Samuel Adam French

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**LOT #1 & 2: 019-01506-00 HIDDEN LAKE EST #7 LOT 1 and 019-01549-00 HIDDEN LAKE EST 7 LOT 2  
1-15-6 .635 (purchase date: 6/6/06)**

Owner: Jeffrey Gene Hansa

Jeffrey Gene Hansa

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**LOT # 3 & 4: 019-01549-00 HIDDEN LAKE EST 7 LOT 2 1-15-6 .635 and 019-01561-00 HIDDEN LAKE  
EST 7 LOT 4 1-15-6 (purchase date: 4/21/04 and 5/11/05; 5/12/15)**

Owner: Timothy L & Pamela A. Shaw H/W

Timothy L. Shaw

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Pamela A. Shaw

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PLEASE SIGN, DATE AND RETURN IN SELF-ADDRESSED, STAMPED ENVELOPE. Thank you.

**LOT # 5: 019-01562-00 HIDDEN LAKES EST 7 LOT 5 1-15-6 (purchase date: 3/14/19)**

Owner: Lambert Trust; Ronald D. Lambert (208 Bayshore Circle, Venice, FL 34285)

Ronald D. Lambert

Ronald D. Lambert 9.18.22

**LOT # 5: 019-01562-00 HIDDEN LAKES EST 7 LOT 5 1-15-6 (purchase date: 3/14/19)**

Owner: Lambert Trust; Ronald D. Lambert (208 Bayshore Circle, Venice, FL 34285)

Ronald D. Lambert

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**LOT #6 & 7: 019-01563-00 HIDDEN LAKE EST 7 LOT 6 1-15-6 .642 and 019-01564-00 HIDDEN LAKE EST 7 LOT 7 1-15-6 (purchase dates: 12/15/17 and 10/25/21)**

Owner: Timothy L & Mary Jane Anderson H/W

Timothy L. Anderson

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Mary Jane Anderson

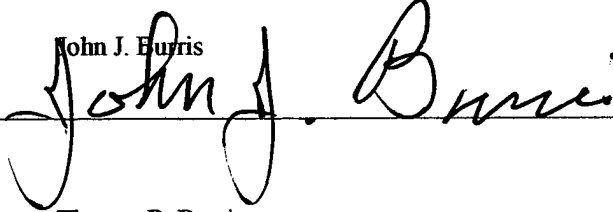
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**LOT# 8, 9, 10, 11, 12, 13, & 14: 019-01565-00 HIDDEN LAKE EST 7 LOT 8 1-15-6 .567A and 019-01566-00 HIDDEN LAKE EST 7 LOT 9 1-15-6 .885A and 019 01567-00 HIDDEN LAKE EST 7 LOT 10 1-15-6 1.147 and**

**019-01568-00 HIDDEN LAKE EST 7 LOT 11 1-15-6 .912 and  
019-01569-00 HIDDEN LAKE EST 7 LOT 12 1-15-6 1.481 and  
019-01571-00 HIDDEN LAKE EST 7 LOT 13&14 1-15-6 1.919A  
(purchase dates: 3/18/11 and 8/12/14)**

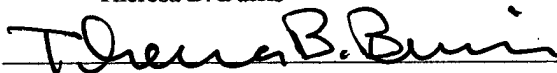
Owner: John J. & Theresa B Burris H/W

John J. Burris



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Theresa B. Burris



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**LOT #15: 019-01572-00 HIDDEN LAKE EST 7 LOT 15 1-15-6 (purchase date: 9/12/19)**

Owner: The Richard and Joan Brenza Trust, Richard J. Brenza Jr and John T. Brenza, Trustees

Richard J. Brenza Jr

---

Joan T. Brenza

---

PLEASE SIGN, DATE AND RETURN IN SELF-ADDRESSED, STAMPED ENVELOPE. Thank you.

**LOT #15: 019-01572-00 HIDDEN LAKE EST 7 LOT 15 1-15-6 (purchase date: 9/12/19)**

Owner: The Richard and Joan Brenza Trust, Richard J. Brenza Jr and John T. Brenza, Trustees

Richard J. Brenza Jr

\_\_\_\_\_*Richard J. Brenza Jr.* 8-29-22

Joan T. Brenza

\_\_\_\_\_*Joan T. Brenza* 8/29/22