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JILL L JACKSON
JOHNSON COUNTY
RECORDER
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Cross-Reference:

Foxmoor, Section I (Plat), Instrument # 90010337 (Plat Book C, Page 466 A, B, & C)
Foxmoor, Section II (Plat), Instrument # 94008462 (Plat Book C, Page 620 A&B)
Foxmoor, Declaration of Covenants, Instrument # 90011483
Foxmoor, Rules and Regulations, Instrument #2014-009014

FOXMOOR HOMEOWNERS ASSOCIATION, INC.

AMENDMENT
to the
RULES AND REGULATIONS
for
FOXMOOR

The Foxmoor Homeowners Association, Inc., by its Board of Directors, on this ____ day of June 1, 2018, states as follows:

INTRODUCTION

The residential community in Johnson County, Indiana, known as Foxmoor was created by the recording of Plats and other documents with the Office of the Recorder for Johnson County, Indiana; and

The Plat for Foxmoor, Section I, was recorded with the Office of the Johnson County Recorder on August 6, 1990, as **Instrument #90010337**, (Plat Book C, Page 466 A, B, & C); and

The Plat for Foxmoor, Section II, was recorded with the Office of the Johnson County Recorder on April 11, 1994, **Instrument #94008462**, (Plat Book C, Page 620 A & B); and

The Foxmoor subdivision is subject to private property covenants found in the Declaration of Covenants, Conditions and Restrictions of Foxmoor ("Declaration") recorded in the Office of the Johnson County Recorder on August 31, 1990, as **Instrument #90011483 (Misc. Records Book 62, Page 808)**; amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions of Foxmoor, recorded on December 9, 1990, as **Instrument #9001474727 (Misc. Records Book 62, Page 982)**; amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions of Foxmoor, recorded on September 6, 2005, as **Instrument #2005-024259**; and amended by the Third Amendment to Declaration of Covenants, Conditions and Restrictions of Foxmoor, recorded on October 31, 2005, as **Instrument #2005-030682**; and amended by the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Foxmoor, recorded on July 25, 2012, as **Instrument #2012-015948**; and

The Declaration states that by taking a deed to any Lot or Dwelling Unit on the Plat(s) for the Foxmoor development, each Owner becomes a mandatory member of the Foxmoor Homeowners Association, Inc. (“Association”); and

The Association was created as provided in the Declaration as a non-profit corporation by the Articles of Incorporation (“Articles”) filed with, and approved by, the Indiana Secretary of State on February 24, 1995; and

The Association’s Initial Board of Director(s) adopted a Code of Bylaws (“Bylaws”) for the Association and the homeowners within Foxmoor; and

The Declaration, Article V, Section 5.7(viii), allows the Association to adopt reasonable rules and regulations governing the management and administration of the Association as may be deemed necessary and advisable, so long as those rules and regulations do not conflict with the provisions in the Declaration or Plats; and

The Declaration, Article VI, Section 6.2, allows the adoption of reasonable regulations regarding the external design, appearance, and location of residences, buildings, structures or other improvements placed on any lot, and the installation and removal of landscaping on any lot, in such a manner as to preserve and enhance the value and desirability of the Real Estate for the benefit of each owner and to maintain a harmonious relationship among structures and the natural vegetation and topography in the community; and

The Declaration, Article VI, Section 6.2(iii), provides that additional rules and regulations may be made, amended and modified that help guide owners as to the requirements of the Association for the submission and approval of items and to set forth additional requirements to those set forth in the Declaration or any Plats as may be deemed necessary and advisable, so long as those rules and regulations do not conflict with the provisions in the Declaration or Plats; and

The Board adopted a set of Rules and Regulations for Foxmoor (“Rules”), which was recorded in the Office of the Recorder of Johnson County, Indiana, on May 20, 2014, as **Instrument #2014-009014**; and

The Board desires to make a change to one of the Rules; and

AS A RESULT of this authority granted to the Board of Directors by the Declaration and Bylaws, the Board has adopted the following change to the Rules and Regulations for Foxmoor:

Rule 7 is amended to read as follows:

7. Exterior Lighting

All exterior lights, including post lights, the lights on each side of the garage, and the porch lights, installed on any Lot or Dwelling Unit cannot be removed, but must be immediately replaced or repaired and must be kept in proper working order and lit each evening from dusk until dawn.

All other provisions of the Rules and Regulations for Foxmoor remain unchanged by this amendment;

The foregoing amendment(s) will run with the land and will be binding upon all owners and upon the parties having or acquiring any right, title or interest, legal or equitable, in and to the real property or any part or parts thereof subject to these covenants.

The undersigned certifies that this Amendment to the Rules and Regulations for Foxmoor was duly moved and passed at a regular or special meeting of the Board of Directors of the Association.

FOXMOOR HOMEOWNERS ASSOCIATION, INC.

Maggie Miller
President

6/1/18
Date

MAGGIE MILLER
Printed Name of Director

ATTEST:

Sonia K. Cassell
Secretary

6-1-18
Date

Sonia K. Cassell
Printed Name of Director

STATE OF INDIANA)
)
COUNTY OF JOHNSON)

Before me a Notary Public in and for said County and State, personally appeared Maggie Miller and Sonia K. Cassell, the President and Secretary, respectively, of Foxmoor Homeowners Association, Inc., who acknowledged execution of the foregoing Amendment to the Rules and Regulations for Foxmoor and who, having been duly sworn, stated that the representations contained herein are true.

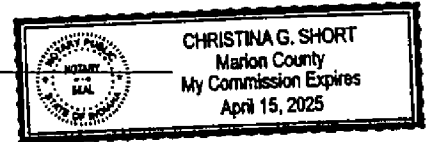
Witness my hand and Notarial Seal of this 1 day of June, 2018.

Christina G. Short
Notary of Public – Signature

4-15-25
Commission Expiration Date

Christina G. Short
Printed

Marion
County of Residence



I hereby affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. –Scott A. Tanner

This document was prepared by and should be returned to:
Scott A. Tanner, TANNER LAW GROUP, 6125 S. East St., Suite A, Indianapolis, IN 46227
