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Cover page for re-recording

**Note: Legal description was incorrect when recorded, corrected
legal description.**

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**SIXTH AMENDMENT AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE COMMUNITIES AT
BROAD ACRES**

(To add "The Fields at Broad Acres - Section I" as a subdivision in Allen County, Indiana)

WHEREAS, New Venture Development Corp., an Indiana corporation (the "Declarant") executed and recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for The Communities at Broad Acres at Document No. 2024005266 in the Allen County Recorder's Office (the "Master Declaration");

WHEREAS, the Declarant previously added The Grasslands at Broad Acres - Section I by the First Amendment of the Master Declaration at Document No. 2024005267, and amended the same by the Fifth Amendment of the Master Declaration at Document No. 2024038920, both in the Allen County Recorder's Office;

WHEREAS, the Declarant previously added The Lakes at Broad Acres - Section I by the Second Amendment of the Master Declaration at Document No. 2024005269, and amended the same by the Third Amendment of the Master Declaration at Document No. 2024009226, both in the Allen County Recorder's Office;

WHEREAS, the Declarant previously added The Ranch at Broad Acres - Section I by the Fourth Amendment of the Master Declaration at Document No. 2024034924 in the Allen County Recorder's Office;

WHEREAS, by this Sixth Amendment to the Master Declaration, the plat for The Fields at Broad Acres - Section I is being added as a Section within the Subdivision of The Communities at Broad Acres;

WHEREAS, pursuant to the Master Declaration, including Section 12.02, the Declarant currently has the unilateral right to amend the Master Declaration to subject all or any portion of the Original Property owned by said Declarant to the Master Declaration; and

WHEREAS, capitalized terms as used herein shall have the same meaning ascribed to them or defined in the Master Declaration unless otherwise specifically defined herein.

NOW, THEREFORE, the Declarant hereby amends the Master Declaration as follows:

1. **SECTION ADDED TO THE COMMUNITIES AT BROAD ACRES.** The Section known as the "The Fields at Broad Acres - Section I" is made a Section of the Subdivision of The Communities at Broad Acres and is subject to all of the terms and conditions of the Master Declaration and this Sixth Amendment. The legal description of this Section is set forth on Exhibit A attached hereto. The term Section as used in this Sixth Amendment shall refer to and

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 25 2025 CP

NICHOLAS D. JORDAN
ALLEN COUNTY AUDITOR

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 21 2025 CP

NICHOLAS D. JORDAN
ALLEN COUNTY AUDITOR



only mean the "The Fields at Broad Acres - Section I" as a Section within the Subdivision of The Communities at Broad Acres.

2. **LEGAL DESCRIPTION OF SUBDIVISION.** The Real Estate described on Exhibit A, including all Lots in the Section, and any Common Area and easements as shown on the plat thereof are subjected and impressed with the Master Declaration and this Sixth Amendment. The Lots in this Section are numbered 1 through 73, inclusive.

3. **GARAGE STANDARDS.** Each Dwelling constructed on any Lot in the Section shall include at a minimum an attached two car garage, not less than five hundred (500 sq. ft.) square feet, and having a garage door with a width of not less than sixteen feet (16') on the exterior wall of the garage facing the driveway.

4. **DWELLING STANDARDS.** Each Dwelling constructed on any Lot Section shall have a ground floor area upon the foundation of not less than one thousand six hundred (1,600) square feet for a one-story Dwelling and not less than two thousand (2,000) square feet for a two-story Dwelling, exclusive of garages, open porches, and breezeways.

5. **EXTERIOR FACADE.** The exterior façade of any Dwelling directly facing a public street shall be a minimum of ninety (90) square feet, consisting of brick, stone, masonry, vinyl, or such other materials as may be approved by the Architectural Control Committee.

6. **DUES.** Until December 31, 2025, the maximum annual assessment for Lots shall not exceed Five Hundred Fifty Dollars (\$550.00). Thereafter, annual assessments may be increased by an amount not to exceed 10% per annum.

7. **MISCELLANEOUS.** Except as modified herein, the Master Declaration as amended by this Sixth Amendment remains in full force and effect. This Sixth Amendment pertains to, affects, and impresses only The Fields at Broad Acres - Section I described on Exhibit A and no other Property or Additional Property. This Sixth Amendment may be amended as provided in the Master Declaration.

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IN WITNESS WHEREOF, the Declarant has executed this Sixth Amendment to the Master Declaration effective as of this 16th of December, 2024.

NEW VENTURE DEVELOPMENT
CORP.

By: [Signature]
James Morlan, its President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, do hereby certify that James Morlan, the President of New Venture Development Corp., personally appeared before me this December 16th, 2024 day and acknowledged that by authority duly given as the acts of New Venture Development Corp. the foregoing instrument was signed in its name by its President.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal

A resident of _____ County [Signature]
Notary Public (signature)

Commission Expires: 5/15/30
Commission Number: _____
Notary Public (printed name)

* * * * *
This instrument was prepared by Christopher L. Nusbaum, Attorney at Law, Indiana Bar No. 30066-02,
CARSON LLP, 301 W Jefferson Blvd, Suite 200, Fort Wayne, Indiana 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each
Social Security number in this instrument, unless required by law - Christopher L. Nusbaum



July 7, 2023

December 19, 2024 Revision (Truncated West End)

**North Eastern Development Corp.
Broad Acres Development
Carroll & Hand Roads
Fort Wayne, IN
The Fields at Broad Acres - Section I**

Legal Description:

A tract of land located in the Northeast Quarter of Section 26, T32N, R11E, in Allen County, the State of Indiana, prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2202-02-001 (Plat of Survey #32-11-26-01, dated April 29, 2022, recorded as Document No. 2022024455), more fully described as follows:

COMMENCING at a Harrison Marker in the Northeast corner of said Northeast Quarter; Thence South 00 Degrees 52 Minutes 14 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1339.58 feet along the East line of said Northeast Quarter to the **TRUE POINT OF BEGINNING**; Thence South 00 Degrees 52 Minutes 14 Seconds East, a distance of 410.00 feet along the East line of said Northeast Quarter; Thence South 89 Degrees 12 Minutes 26 Seconds West, a distance of 294.56 feet; Thence South 56 Degrees 51 Minutes 35 Seconds West, a distance of 664.85 feet; Thence North 33 Degrees 08 Minutes 25 Seconds West, a distance of 21.14 feet; Thence South 56 Degrees 51 Minutes 35 Seconds West, a distance of 250.70 feet; Thence North 60 Degrees 39 Minutes 55 Seconds West, a distance of 993.54 feet; Thence North 84 Degrees 56 Minutes 05 Seconds West, a distance of 160.61 feet; Thence South 64 Degrees 31 Minutes 57 Seconds West, a distance of 248.61 feet; Thence North 09 Degrees 48 Minutes 19 Seconds West, a distance of 255.73 feet; Thence South 80 Degrees 11 Minutes 41 Seconds West, a distance of 11.71 feet; Thence North 09 Degrees 48 Minutes 19 Seconds West, a distance of 252.65 feet; Thence North 89 Degrees 32 Minutes 40 Seconds East, a distance of 606.70 feet; Thence South 65 Degrees 34 Minutes 59 Seconds East, a distance of 750.49 feet; Thence North 62 Degrees 20 Minutes 49 Seconds East, a distance of 650.00 feet; Thence North 89 Degrees 12 Minutes 26 Seconds East, a distance of 549.43 feet to the **POINT OF BEGINNING**, said tract containing 27.345 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.