

2020064052 AMENDMENT \$25.00
09/16/2020 09:53:02A 3 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


25.00
(3)

Cross reference Declaration of Restrictions
Instrument Number: 9022332

This Amendment affects Lantern
Farms Plat Instrument Number(s):
9027752 & 9118850

Amendment to Declaration of Restrictions
Instrument Number: 1

AMENDMENT #1 – DECLARATION OF RESTRICTIONS
LANTERN FARMS PROPERTY OWNERS ASSOCIATION, INC.

This AMENDMENT #1 – DECLARATION OF RESTRICTIONS (the “Amendment”), is made effective as of the April 28, 1994, pursuant to a vote by the Membership of the Lantern Farms Property Owners Association, Inc. (“Association”).

PREPARED BY: Steven Sharp

***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.***

(name) John Riggs

At a meeting of the Lantern Farms Homeowners Association on April 28, 1994 the following amendments to Section 3C of the Declaration of Restrictions were approved:

Current section reads: Section 3: Restrictions concerning size, placement and maintenance of dwelling houses and

other structures.

3C: Fences and Trees: In order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the development, any fences must be approved by the committee as to size, location, height, and composition before it may be installed. A lot must have at least two (2) trees of a species acceptable to the committee growing upon it in the front yard by the time the house is completed.

Amendments approved: 3C 1. All fences will be located in the back yard.

2. The following are the allowable perimeter fence type accepted within the community upon written approval of the Architectural Control Committee: a. Wrought Iron (Maximum 72")

Wooden Picket (Maximum 48")
Wooden Privacy (Maximum 48")
Wooden Privacy (Maximum 72") only on Lantern Farms
perimeter lots. Exception: Lots with a pool.
Wooden Split Rail (Maximum 48") with no additional
attachments.

The vote to allow fences to be placed directly on the property line was postponed pending clarification of current Fishers guidelines and regulations.

Thank you to all who attended this meeting and helped to resolve this difficult issue.

Ben Rixe, Association President.

John Riggio 9/16/20

John Riggio

STATE OF INDIANA)
)
COUNTY OF Hamilton)

Before me, a Notary Public in and for the County and State referenced above,
personally appeared John Riggio, Director of Lantern Farms Property
Owners Association, Inc. and who, having been first duly sworn, acknowledged the execution of
the foregoing AMENDMENT #1 – DECLARATION OF RESTRICTIONS in such capacity and stated
that the representations contained herein are true.

Witness my hand and notarial seal this 16th day of September, 2020.

Mateland Keith
Notary Public

Mateland Keith
Printed Name

I am a resident of Hamilton County, Indiana.

My commission expires: 04/15/27.

MATELAND KEITH
NOTARY PUBLIC
SEAL
STATE OF INDIANA
Commission Number NP0719787
My Commission Expires 04/15/2027