

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN
CONNECTION WITH A ZONE MAP CHANGE**

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, Timothy J. and Tamera K. Anderson (collectively, “Owner”), owners of the real estate located in the Town of Plainfield, Hendricks County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION:

**TIMOTHY & TAMERA ANDERSON
INSTRUMENT NUMBER 199623747**

A tract of land located in the Northwest quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana. Said tract being more particularly bound and described as follows, to-wit:

Considering the South line of the Northwest quarter of Section 28 as being South 90 degrees 00 minutes 00 seconds West and all other bearings relative thereof.

Being a part of the Northwest quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana and beginning at a brass pin found, set by the Hendricks County Surveyor, marking the Southwest corner of the Northwest quarter of Section 28; thence running along the West line of said quarter section bearing North 00 degrees 57 minutes 49 seconds East 1660.02 feet to a 5/8” re-bar with cap set (hereinafter referred to as “monument set”), thence South 89 degrees 48 minutes 27 seconds East 624.07 feet to a “monument set”, thence South 01 degrees 18 minutes 46 seconds West 1056.95 feet to a “monument set”; thence running parallel with the South line of the Northwest quarter bearing South 90 degrees 00 minutes 00 seconds West 193.79 feet to a “monument set”; thence South 00 degrees 57 minutes 05 seconds West 601.10 feet to a railroad spike set in the South line of the Northwest quarter; thence running along said South line bearing south 90 degrees, 00 minutes 00 seconds West (assumed bearing) for a distance of 424.00 feet to the point of beginning.

The above-described tract of land contains 20.93 acres, more or less, subject to all easements and rights-of-way of record.

(the “Property”).

STATEMENT OF COMMITMENTS:

1. At such time as the Property is a secondary plat is recorded for a residential subdivision, the Subdivider (as defined in the Town of Plainfield Zoning Ordinance (“PZO”)) shall dedicate the approximate right-of-way shown on the Preliminary Concept Plan attached hereto as Exhibit A to allow for acceleration and deceleration lanes at the entrance on East County Road 350 South and shall arrange for such acceleration/deceleration lanes as part of the development of the Property.

2. The Subdivider commits that the lots within the subdivision to be developed on the Property will conform with the development standards set forth below:

- a. For the lots depicted on Exhibit A with blue dots: Notwithstanding the Minimum Lot Area and Minimum Lot Width stated in the Section 14.2 of the PZO, the Minimum Lot Area shall be 10,000 square feet, and the Minimum Lot Width shall be 80 feet.
- b. For lots other than those depicted on Exhibit A with blue dots: Notwithstanding the Minimum Lot Area stated in Section 14.2 of the PZO, the Minimum Lot Area shall be 7,500 square feet.
- c. Notwithstanding the Minimum Main Floor Area for a Two-Story Building stated in and Section 2.A.1.b of the Town of Plainfield’s Residential Design Guidelines (“Design Guidelines”), the Minimum Main Floor Area for a Two-Story Building shall be 1,175 square feet.
- d. Except as otherwise provided paragraphs 2.a, 2.b, and 2.c, above, the lots in the subdivision to be constructed on the Property shall conform to the Single-Family Residential Development Standards for the R4 zoning district.

3. Homes to be constructed in the subdivision on the Property shall comply with the following standards. Except as modified in these Commitments, Section 2 of the Town of Plainfield’s Residential Design Guidelines shall apply.

- a. Exterior Materials
 - i. Vinyl siding shall not be permitted. The exterior siding materials shall include products constructed of fiber cement or masonry. The limitations of this Section 3.a.i shall not apply to other exterior materials such as those used in trims or soffits which specifically may include wood, engineered wood, composite, or PVC. Aluminum may also be used for soffits only.
 - ii. Section 2.A.3.a of the Design Guidelines shall not apply.

b. Roofs

- i. All homes shall have architectural/dimensional shingles.
- ii. Notwithstanding Section 2.A.3.d of the Design Guidelines, while Buildings shall generally have a roof pitch of not less than 6:12, roof pitches less than 6/12 are allowed when historically appropriate to the architectural style (e.g., 5:12 is allowed on Craftsman styled Buildings and 4:12 roof pitch is allowed on Prairie styled Buildings.)
- iii. Notwithstanding Section 2.A.3.e and Section 2.B.2 of the Design Guidelines, the primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any exterior sheathing, cladding, or masonry materials.

c. Garages.

- i. All Dwellings shall have a minimum two (2) car attached garage. Three (3) car garages shall only be permitted on the lots depicted on Exhibit A with purple dots, and any such Dwellings with three (3) car garages shall, in addition to meeting the requirements of Section 2.B.1.b(1) of the Design Guidelines, include garage door windows and decorative hardware.
- ii. Section 2.A.2 and Section 2.B.1.c. of the Design Guidelines shall not apply. Instead, all garages shall be no less than four hundred eighty-four (484) square feet inside (inclusive of side garage bump-outs but exclusive of areas set aside for HVAC, water heaters, and the like).
- iii. Section 2.B.1.a(2) shall be replaced with the following: “Garages shall comply with one of the following:
 1. Garages shall be offset or stepped back from the front building line by at least six (6) feet; or
 2. Garage doors shall not comprise more than forty-six percent (46%) of the ground floor, street-facing façade of the Dwelling. If a Dwelling has a third car garage that is offset from the remainder of the Dwelling, the width of the third garage is not included when measuring the garage door width.”

d. Design Criteria.

- i. Front Elevations. Section 2.C. of the Design Guidelines shall not apply. Instead, the applicable list of design criteria approved for front elevations of all single-

family dwellings residential construction is expressly set forth in the Residential Design Guidelines attached hereto as Exhibit B-1 (“Front Elevation Design Criteria”), which shall replace Table 2A of the Design Guidelines. Front elevations of homes in the subdivision shall contain a minimum of eleven (11) of the design features specified in Exhibit B-1, four (4) of which shall be from Group 1, three (3) of which shall be from Group 2, and the remaining four (4) shall come from Group 1, 2, or 3. Front Elevation Design Criteria which are capable of repetition and are repeated may receive one (1) point of credit for each instance where they occur in the front elevation. Compliance with the requirements of this Section 3.d.i shall constitute satisfaction of the requirements of Section 2.D.1.b of the Design Guidelines.

- ii. Side and Rear Elevations. Exhibit B-2 (“Side and Rear Design Criteria”) (collectively, the Front Design Criteria and the Side and Rear Design Criteria are the “Design Criteria”) shall replace Table 2B of the Design Guidelines.
 - a. Side Elevation Architectural Treatment on Perimeter Lots. The side elevations of homes on lots depicted on Exhibit A with black dots shall contain a minimum of five (5) of the design features specified in Exhibit B-2, at least three (3) of which shall be selected from Group 1 of Exhibit B-2. Side Elevation Design Criteria which are capable of repetition and are repeated may receive one (1) point of credit for each instance where they occur in the side elevation.
 - b. Side Elevations Not Oriented Towards a Perimeter Street. The side elevations of all other lots shall contain a minimum of two (2) of the design features specified in Exhibit B-2, at least one (1) of which shall be selected from Group 1 of Exhibit B-2. Side Elevation Design Criteria which are capable of repetition and are repeated may receive one (1) point of credit for each instance where they occur in the side elevation.
 - c. All Rear Elevations. The rear elevations of all lots shall contain a minimum of four (4) of the design features specified in Exhibit B-2, at least two (2) of which shall be selected from Group 1 of Exhibit B-2. Rear Elevation Design Criteria which are capable of repetition and are repeated may receive one (1) point of credit for each instance where they occur in the side elevation.
- iii. Homes may vary from the standards of this Section 3.d while in use as a Model Home. Model Home, as used herein, shall be defined as a residence constructed for the initial purpose of showing the home to potential buyers and may include a sales office. Model Homes may vary from Design Criteria attached hereto as Exhibits C-1 and C-2 until such time as the Certificate of Occupancy is issued

with respect to the last home built in the subdivision. Prior to issuance of a Certificate of Occupancy on any Model Home, the subject Model Home shall be converted to conform to the Design Criteria attached as Exhibits C-1 and C-2.

- e. Interior Streetscapes. Section 2.D.2 of the Design Guidelines shall not apply.
- f. Lot Landscaping. All homes shall have fully sodded front yards installed by the builder, and the rear and side yards shall be seeded with a straw matting by the builder. On corner lots, the side of the home adjacent to the public street shall also be sodded.
- g. Lot Lighting. Each home within the subdivision shall have dusk-to-dawn garage coach lighting.
- h. Walk connection from sidewalk to front door/porch. There shall be a connecting walk of a minimum width of three (3) feet from the front door/porch to the public walk. This shall be in addition to the driveway.
- i. Street lighting. Maintenance, upkeep, and operational costs for streetlights shall be the responsibility of the homeowners association.
- j. Cluster mailboxes. The community shall have cluster mailboxes similar in style to those attached as Exhibit C; provided, however, that these mailboxes need not all be located in a single location and may be distributed in several locations within the community.

4. Prohibited Structures. Above-ground pools and sheds, mini-barns, or other detached storage buildings are prohibited.

5. Construction Traffic. Developer shall post signage on both County Road 350 South and Breccia Drive indicating that construction traffic should enter from the subdivision entrance on County Road 350 South. Developer will also post signage at the neighborhood connection with the Rockingham subdivision at Breccia Drive to the effect that "NO CONSTRUCTION TRAFFIC" is permitted in that location. During the period of land development activities on the Property, the existing gate at Breccia Drive shall remain in place; provided, however, that the removal of such barricades shall be permitted when framing activities begin on any Single-Family to allow for emergency access. The "NO CONSTRUCTION TRAFFIC" sign shall nevertheless remain posted until certificates of occupancy have been issued for at least 47 Dwellings in the subdivision.

6. Noise. Construction activity which is likely to generate noise impacting existing adjacent residential properties must not commence earlier than 7:00 a.m. nor continue past 7:00 p.m.

7. The lot generally depicted on Exhibit A as Lot 64 (but subject to change in the final development plan), and the existing house and other structures located on said lot, shall be considered legal nonconforming lots, buildings, and structures for all purposes, and the terms of these Written Commitments shall not apply to

said house and structures. If this lot is subdivided, it shall be subject to the terms of these Written Commitments.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Town Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of petition # _____ pursuant to the Town of Plainfield Zoning Ordinance and shall continue in effect until modified or terminated by the Town of Plainfield Plan Commission.

These COMMITMENTS may be enforced jointly or severally by:

1. The Town of Plainfield Plan Commission; and
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six hundred (600) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for approval, however.

The undersigned hereby authorizes the Secretary of the town Plan Commission to record this Commitment in the Office of the Recorder of Hendricks County, Indiana, upon final approval of petition # _____.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of _____, 2024.

Timothy J. Anderson

STATE OF INDIANA)
)SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared Timothy J. Anderson, who acknowledged execution of the foregoing as his voluntary act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____
My County of Residence: _____

Tamera K. Anderson

STATE OF INDIANA)
)SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared Tamera K Anderson, who acknowledged execution of the foregoing as her voluntary act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____
My County of Residence: _____

I affirm, under the penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document: Melissa R. Garrard

This instrument prepared by: Melissa R. Garrard, Pulte Homes of Indiana, LLC, 11595 N. Meridian Street, Suite 700, Carmel, Indiana 46032, Tel. (317) 593-4534

Exhibit A

Preliminary Concept Plan

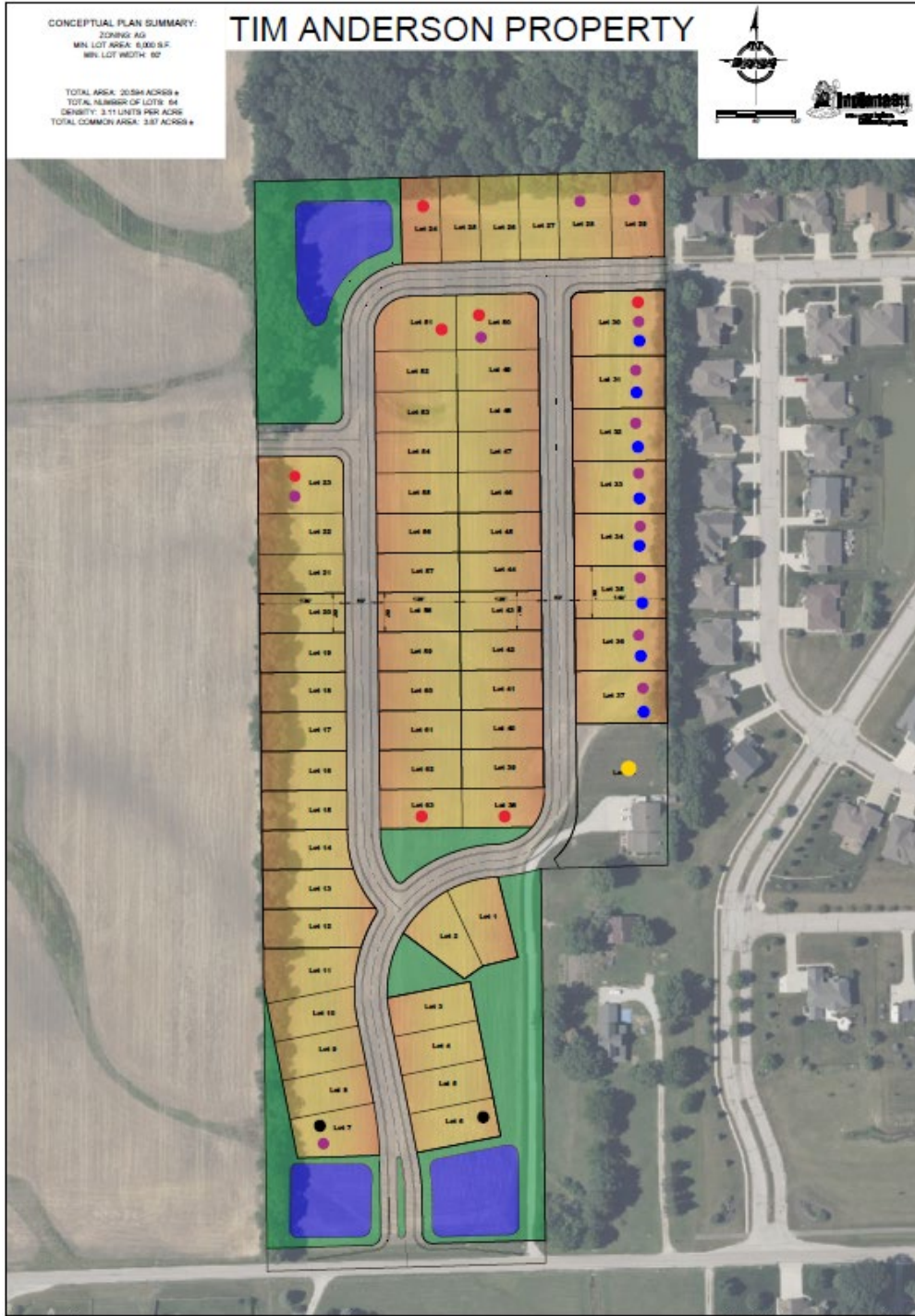


Exhibit B-1

Front Elevation Design Criteria

Anderson Property Front Elevation Design Compliance Guidelines and Checklist
GROUP 1 - Minimum of four (4) items required (Check all that apply)
Change in elevation of Roof Ridge- Change in Elevation of Roof Ridge may be achieved by the presence of any change in elevation of the primary roof ridge and any other non-dormer roof ridge (whether above or below the elevation of the primary roof ridge). The presence of a front gable shall qualify as a ridge visible from the front elevation.
Change in Direction of Roof Ridge may be achieved by the presence of any change in direction of the primary roof ridge and any other non-dormer roof ridge. The presence of a front gable shall qualify as a ridge visible from the front elevation
Roof with dormers (minimum of two dormers unless Eyebrow Dormer)
Bay or Oriel Window
Porch or portico at least 4' deep from front of home to front of porch or a minimum of 24 sf.
Covered Porch or Portico (regardless of size)
Portico or shed roof accent over front entry (minimum covered area-4ft by 10ft)
Façade Modulation (Other than items listed herein; minimum 12 inches in depth)
100% brick or stone on all elevations (i.e. all wall surfaces below the eave line or a trimmed gable)
Minimum of 50% brick or stone on front façade
8/12 Roof Pitch on any roof plane
Eyebrow shingles over garage door
<i>Group 1 items in excess of requirement may be applied to Group 2 or Group 3.</i>
<i>Two items from Group 2 or three items from Group 3 may count as one item in Group 1.</i>

Anderson Property Front Elevation Design Compliance Guidelines and Checklist	
GROUP 2 - Minimum of three (3) items required. (Check all that apply)	
Multiple Building Materials or profiles/patterns (secondary material, pattern or profile must comprise at least 20% of front façade)	
Multiple Façade Colors (excluding masonry and trim)	
Masonry wainscot (a min. height of thirty (30) inches) on front elevation	
Basement	
Hip Roof	
Gable Accent	
Side-by-Side Windows (one point per configuration over 1): Windows – In lieu of one point when over half of the windows are in a side-by-side configuration, if the elevation contains more than one side by side-by-side configuration, then one point per configuration shall be given. A group of three (3) windows in a row, aligned horizontally qualifies as side by side if the distance between does not exceed 8”.	
Door Sidelight(s)	
Door Transom	
Window Transom	
Multiple Façade Colors (excluding masonry and trim)	
Side Garage Bump-out (minimum size 3' x 10', exclusive of garage area)	
Dimensional Shingles	
Sunburst	
<i>Two items from Group 3 or one item from Group 1 may count as one item in Group 2</i>	
GROUP 3 - Minimum of four (4) items required. (Check all that apply)	
Decorative Door Architrave (masonry archway)	
Decorative Window Architrave	
Decorative Window Cornice	
Decorative Trim Molding (including, at a minimum, fascia, soffit & corner trim)	
Architectural Elements (e.g. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)	
Pent Roof or Pent Roof Return	
Accent Siding	
Shutters (on at least 2 windows)	
Window Grids (permanent)	
Decorative Front Door (minimum 25% glazing)	
Decorative Gable Vents	
Keystone (over all first floor, front façade windows and doors)	
Windows in Garage Door	
Foundation Landscape Package (minimum: 2 trees; 1 tree and 4 shrubs; or 8 shrubs)	
Feature window over front door	
Decorative porch column (round, 6" x 6" or trimmed out)	
Trellis over garage door	
Garage door hardware	

Exhibit B-2

Side and Rear Elevation Design Criteria

Anderson Property Side and Rear Elevation Design Compliance Guidelines and Checklist
SIDE AND REAR GROUP 1
Change in Elevation of Roof Ridge may be achieved by the presence of any change in elevation of the primary roof ridge and any other non-dormer roof ridge (whether above or below the elevation of the primary roof ridge). The presence of a front or rear gable shall qualify as a ridge visible from the side elevation, and the presence of a rear gable shall qualify as a ridge visible from the rear elevation.
Change in Direction of Roof Ridge may be achieved by the presence of any change in direction of the primary roof ridge and any other non-dormer roof ridge. The presence of a front or rear gable shall qualify as a ridge visible from the side elevation, and the presence of a rear gable shall qualify as a ridge visible from the rear elevation.
Finished space pop out
Open or screened in porch
Bay or Oriel window
Bay door
Side by side windows
Plant Window
Exterior chase fireplace
Façade modulation
Dormers
Roof Overhangs (minimum 12" on all elevations)
100% brick or stone (all elevations, counts as three design features selected from any group)
50% brick or stone
Porch or portico at least 4' deep from side or rear of home to front of porch or min 24 sf
A masonry wainscot (a min. of thirty (30) inches) shall qualify as one (1) point (This shall be a mandatory selection for the lots with blue dots on Exhibit A)
Rear of home contains more than 5 openings (doors/windows) regardless of configuration
A service door in the garage shall qualify as one (1) point.
A group of three (3) windows in a row, aligned horizontally, shall qualify as one (1) point
SIDE AND REAR GROUP 2
Multiple Façade Colors (excluding masonry and trim)
Patio doors shall include any door that have over 50% glazing regardless of how door opens and regardless of it being single or double width)
Multiple building materials
Hip roof
Decorative Door Architrave (masonry archway)
Decorative Window Architrave
Decorative Window Cornice
Decorative trim molding
Architectural elements
Accent siding
Door transom
Window transom
Foundation landscape
Additional 2" caliper shade or ornamental tree
Additional 6' evergreen tree
Shutters
Windows grids
Integrated covered storage
Elevated deck with rail (min. 100 SF)

Exhibit C

Cluster Mailbox Examples

