

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY, SUBDIVISION PLAT, OR DEVELOPMENT PLAN APPROVAL

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in the City of Greenfield, Hancock County, Indiana, which is described below, **ARBOR HOMES** makes the following COMMITMENTS concerning the use and development of that parcel of real estate, generally located at the Southwest corner of McKenzie Road and Windswept Road in Hancock County Indiana, and further described as:

(See attached Exhibit A for Legal Description)

Statement of COMMITMENTS:

1. A perimeter trail shall be constructed as shown on the Concept Plan, dated March 1, 2022 and attached as Exhibit B.
2. A minimum 30' landscape buffer yard along Windswept and McKenzie Roads shall be constructed as detailed on the Concept Plan, dated March 1, 2022, and attached as Exhibit B.
3. A 30' landscaping buffer yard as detailed on the Concept Plan, dated March 1, 2022, and a 6' solid fence shall be constructed along the adjoining perimeter of the existing landscape business.
4. Existing trees along the lot borders will be preserved. Permitted reasons for tree removal include drainage and utility improvements and trail installation and maintenance and require administrative approval by the Planning Director.
5. Minimum of two home product lines shall be offered for this development.

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

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of a zoning ordinance # _____ by the City of Greenfield Common Council to the RM Residential Moderate zoning classification upon annexation;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the RM Residential Moderate zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The City of Greenfield Plan Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, or six-hundred-sixty (660) feet, whichever is less, 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 the rezoning or approval. Owners of real estate entirely located outside the City of Greenfield are not included, however. The identity of owners shall be determined from the records in the offices of the County Assessors of Hancock County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made).

The City of Greenfield Plan Commission recommends the City of Greenfield Common Council cause said Ordinance to be recorded, and cross referenced to the subject property deed in the office of the Recorder of Hancock County, Indiana, upon final approval.

Cross reference to deed recorded as instrument # _____

IN WITNESS WHEREOF, owner has executed this instrument this 17 day of MARCH, 20 22.

Signature: Julie Smith

Printed: JULIE SMITH

Title /

Organization

Name:

ARBOR HOMES/

LAND ENTITLEMENT MANAGER

Signature: _____

Printed: _____

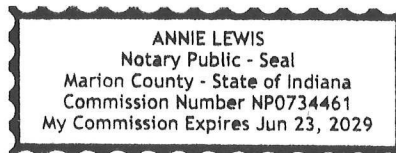
Title /

Organization

Name: _____

STATE OF INDIANA)

COUNTY OF HANCOCK) SS:
)



Before me, a Notary Public in and for said County and State, personally appeared
JULIE SMITH, LAND ENTITLEMENT MANAGER owner(s)
(title / organization name) of the real estate who acknowledged the execution of the foregoing
instrument and who, having been duly sworn, stated that any representations therein contained are
true.

Witness my hand and Notarial Seal this

17 day of MARCH, 20 22

Annie Lewis

Notary Public

ANNIE LEWIS

Printed Name of Notary Public

My Commission expires: JUNE 23, 2029

My County of residence: MARION

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.

This instrument was prepared by Gregg Morelock, Attorney, Greenfield Advisory Planning Commission, 10 South State Street, Greenfield, IN 46140