

INDIANAPOLIS WATER COMPANY AND THE SHOREWOOD CORPORATION

MORSE AND GEIST RESERVOIRS

Rules concerning structures and other activities at
Morse and Geist Reservoirs

Pursuant to the License Agreement dated October 19, 1970, between Indianapolis Water Company ("IWC") and The Shorewood Corporation ("Shorewood"), and to protect Geist and Morse Reservoirs from erosion, contamination, pollution, diminution of the water supply and interference with their proper use, function, and maintenance as water supply facilities, IWC and Shorewood adopt the following rules governing use of the Reservoirs and IWC's 20 foot easement around the Reservoirs:

1. Structures. All structures to be located below the water's edge when the water in the Reservoir is at 785 feet above sea level at Geist Reservoir or 810 feet above sea level at Morse Reservoir ("legal shoreline"), or within the IWC 20 foot easement at either Reservoir must have prior written approval of the Geist or Morse Development Control Committee and conform to the following rules and standards.

No structure shall be permitted within the IWC 20 foot easement other than boathouses, docks, patios, landings and walkways (with handrails) located at ground level.

- a. Boathouses. There shall be permitted one boat house per lot, the outside dimensions of which shall not exceed the lesser of 30 feet or 50% of the shoreline footage of the lot in width. Such boathouse shall not extend into the Reservoir beyond the legal shoreline. Nor shall any room or similar facility be built on top of any boat house. Only flat roofs are allowed.
- b. Docks. All docks shall be floating and extend into the water no more than 35 feet from the property line. Any boat lift shall be attached to the owner's dock.
- c. Patios, Landings, Walkways. All patios, landings and walkways shall be made of wood. Any steps down to such structures shall also be made of wood. No part of any patio, landing or walkway structure shall be located in or over the Reservoir.

Exhibit A

- d. Shore Protection. All natural shore protection, rip rap, retaining walls and sea walls to be installed within the IWC 20 foot easement shall be constructed in accordance with the Guidelines for Protecting Shoreline Property at Morse and Geist Reservoirs. No construction action may occur below the legal shoreline of the Reservoir unless (1) the property owner establishes to the satisfaction of the Geist or Morse Development Control Committee that confining shoreline protection to the owner's property will not adequately protect the owner's shoreline; and (2) the plans for this have the prior written approval of the appropriate Development Control Committee, Indianapolis Water Company and state and federal regulatory authorities having jurisdiction over such activity. No landings, railings or material of any kind shall extend over the Reservoir from any form of shore protection.
- e. Retaining Walls. Retaining walls shall not exceed 5 feet in height. All retaining walls shall be constructed either (1) to hold an existing bank at its natural grade, or (2) to permit the owner to construct terraces on a lot which may be necessitated by the steep grade or topography of the lot in relation to the water.
2. Irrigation System. The pumping of water from Geist Reservoir is prohibited. No pipes or other irrigation equipment shall be located in the Reservoir or within the 20 foot easement.
3. Animals. No animals shall be kept or maintained on any lot abutting the Reservoirs except domesticated pets.
4. Wells and Septic Tanks. No water wells shall be drilled on any lot abutting the Reservoirs nor shall any septic tanks be installed on any lot abutting the Reservoirs except upon express approval of the Geist or Morse Development Control Committee and written consent of Indianapolis Water Company.

The foregoing rules are supplemental to all existing covenants and restrictions with respect to property abutting Morse or Geist Reservoir.

In the event that property abutting the Reservoirs is not subject to regulation by the Geist or Morse Development Control Committee, then all approvals with respect to such property required to be obtained pursuant to these rules from the Development Control Committee shall instead be obtained from Indianapolis Water Company.

Dated: 8/8/89

SHOREWOOD CORPORATION

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Stanley E. Hunt
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INDIANAPOLIS WATER COMPANY

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