

## Auburn Ridge

### Zoning Commitments

1. Auburn Ridge will consist of a maximum of 170 lots.
2. Auburn Ridge will provide a minimum of 30 acres or 30% open space.
3. The lots bordering Summer Ridge will have matching lot lines and lot widths.
4. A 20' common area buffer will be provided along the South property line of Summer Ridge to preserve and protect the existing tree row.
5. The lots shown in orange on the concept plan attached hereto as Exhibit "A", will be ranch style homes targeted to empty nester buyers similar to the Summer Ridge homes. **Ranch style homes, as applied to Lots 41-47 in Auburn Ridge, Section 1, as per plat thereof, recorded as Instrument #2024403809 Plat Cabinet 9 / Side 50 / Pages 2ABCDEF, in the Office of the Recorder of Hendricks County, Indiana, and future lots 48-57 in Auburn Ridge, future Sections 2 and 3, may include the Cheswicke II and Kentmore models with a bonus room, as shown on plan sets submitted to the Department of Development Services on or about July 17, 2024. All lots described in the foregoing modification are shown on the Concept Plan attached hereto as Exhibit "B".**
6. A minimum 50' common area buffer will be provided along the border of lots 9, 10 & 11 of Tilden Terrace. (See concept plan)
7. Auburn Ridge will include at a minimum the following amenities:
  - a. Playground
  - b. 2 - Pickleball Courts
  - c. Shelter building
  - d. Dog park
  - e. Landscape seating areas
  - f. Walking paths as conceptually shown on concept plan
8. CR 500/Tilden Road will be extended to the west and constructed as a 3 lane road with an 80' right-of-way.
9. The Developer will reserve the necessary right-of-way for a future roundabout on a portion of Auburn Ridge at the intersection of CR 575 E and CR 500 N. Until the roundabout is installed, this intersection will be a 3-way stop. The future right-of-way will be set up in a block separate from the common area.
10. The Developer will diligently work with Hendricks County to provide a 3-way stop at the intersection of CR 600 E and CR 500 N. The stop sign shall be installed prior to the issuance of the first building permit for Auburn Ridge.
11. The Developer (or builder) will contribute an amount of Two Thousand Seven Hundred Eighty and No/100 Dollars (\$2,780.00) per home, which will be paid at the time of each individual building permit, as its contribution towards future roundabout construction by the County or Town at the intersections of CR 600 E and CR 500 N and CR 575 East and CR 500 N, which will be held in an Escrow Agreement to be finalized between the Town and the Developer and its building prior to final plat approval for the first section of Auburn Ridge.
12. The Developer shall fully cooperate with the Town and the County to accommodate an Interlocal Cooperation Agreement by and among the Town, the County and the Developer, as applicable, to accommodate the Commitments set forth herein.

Exhibit "A"



Exhibit "B"



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