



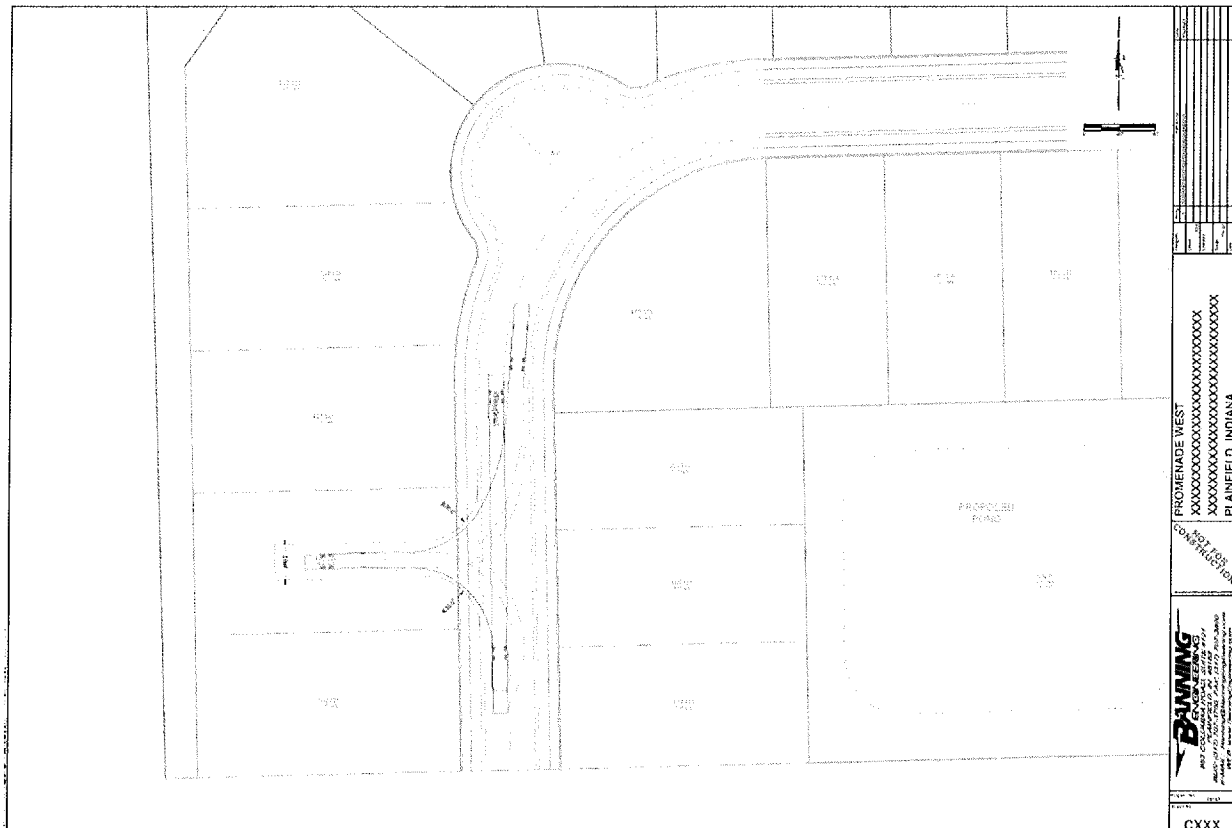
WRITTEN COMMITMENT CONCERNING THE USE OF PROPERTY

WHEREAS, pursuant to Ind. Code § 36-7-4-608, et seq., Joseph R. Daniels (“Owner”) has applied for a zone map amendment from AG-Agriculture to PUD-Planned Unit Development for that certain real property located in the Lincoln Township, Hendricks County, Indiana, more particularly described on Exhibit A attached hereto and incorporated by reference herein (the “Property”); and

WHEREAS, Owner desires to make certain commitments in connection with such application;

NOW THEREFORE, in accordance with Ind. Code § 36-7-4-1015(a)(1), the Owner of the Property, hereby makes the following commitment (“Commitment”) concerning the Property:

1. Consistent with Section 7.10.E.3.f of the Town of Brownsburg Unified Development Ordinance, if the Property is developed as a residential subdivision, a temporary turnaround shall be provided as depicted below:



While the temporary turnaround is currently depicted on Lot 122, it may be transferred to any lot provided that the alternative lot may be approved by the Brownsburg Fire Department. Any such lot affected by temporary turnaround may be platted; however, it may not be improved with residential Dwellings until such time as either (1) an offsite easement or fee simple rights for a temporary turnaround are obtained from the landowner to the south or (2) a connection to the stub street is made to the south. At such time as the earlier of these two events occurs, this commitment stated in this paragraph shall automatically terminate pursuant to Ind. Code § 36-7-4-1015(b)(4) and an improvement location permit for the lot affected by the temporary turnaround may issue immediately thereafter.

2. DarkSky or fully shielded lighting fixtures shall be used on the rear patios of Lots 119-123 depicted on Exhibit B attached hereto. Notice of this limitation shall be included on a supplemental set of covenants, conditions, and restrictions (“CCRs”) applicable to the Property (Promenade Phase 3) only. These supplemental CCR’s may be stated on the recorded plat for Promenade Phase 3. The commitment stated in this paragraph is for the benefit of and may be enforced directly by the owners of parcels immediate adjoining Lots 119-123 to the west.

3. With respect to the original construction of single-family homes on the Property, 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 8:00 p.m. Pursuant to Ind. Code § 36-7-4-1015(b)(4), the commitment stated in this paragraph shall automatically terminate as to each lot within the community after the original construction of the single-family home on that lot has been completed.

4. Except in the event of conflicts with drainage or utility improvements or removal of dead, dying, or diseased vegetation, the developer shall not remove existing trees within fifteen feet (15’) of the east, west, and north property boundaries. In addition, the developer shall plant supplemental additional trees within this same area at the rate of 7 per 100 linear feet, with at least seventy-five percent (75%) of such plantings being evergreen varieties.

5. Lots 120-123 depicted on Exhibit B attached hereto shall be a minimum of eighty feet (80’) wide at the building setback line.

6. To the extent that the Town of Brownsburg shall approve a 3-way stop at the intersection of Paxton Drive and Sunnyvale Drive in Promenade Section 1B, the developer, at developer’s expense, shall arrange for the installation of appropriate signage during the site development of Promenade Phase 3.

7. These Commitments shall run with the land, be binding upon the Owner of the Property and subsequent owners of the Property. Except as provided in Section 1 hereof

(providing for automatic termination), these Commitments may be modified or terminated by a decision of the Brownsburg Plan Commission made at a public hearing after proper notice has been given. The Commitments contained in this instrument shall be effective upon the approval of Petition No. PCMA-25-4, pursuant to the Town of Brownsburg Unified Development Ordinance and shall continue in effect until modified or terminated by the Town of Brownsburg Plan Commission.

8. The undersigned hereby authorizes the Secretary of the Town of Brownsburg Plan Commission to record this Commitment in the Office of the Recorder of Hendricks County, Indiana upon final approval of Petition No. PCMA-25-4.

IN WITNESS WHEREOF, the Owner has executed these Written Commitment Concerning the of Property this 5 day of December, 2025.

Joseph R. Daniel

Joseph R. Daniel

STATE OF INDIANA)
)SS:
COUNTY OF HENDRICKS)

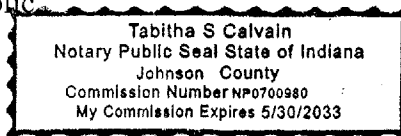
Before me, a Notary Public in and for said County and State, personally appeared Joseph R. Daniel, who acknowledged execution of the foregoing as his voluntary act and deed.

Witness my hand and Notarial Seal this 5th day of December, 2025.

Tabitha S. Calvin

Notary Public

My Commission Expires: 5/30/33
My County of Residence: Johnson



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

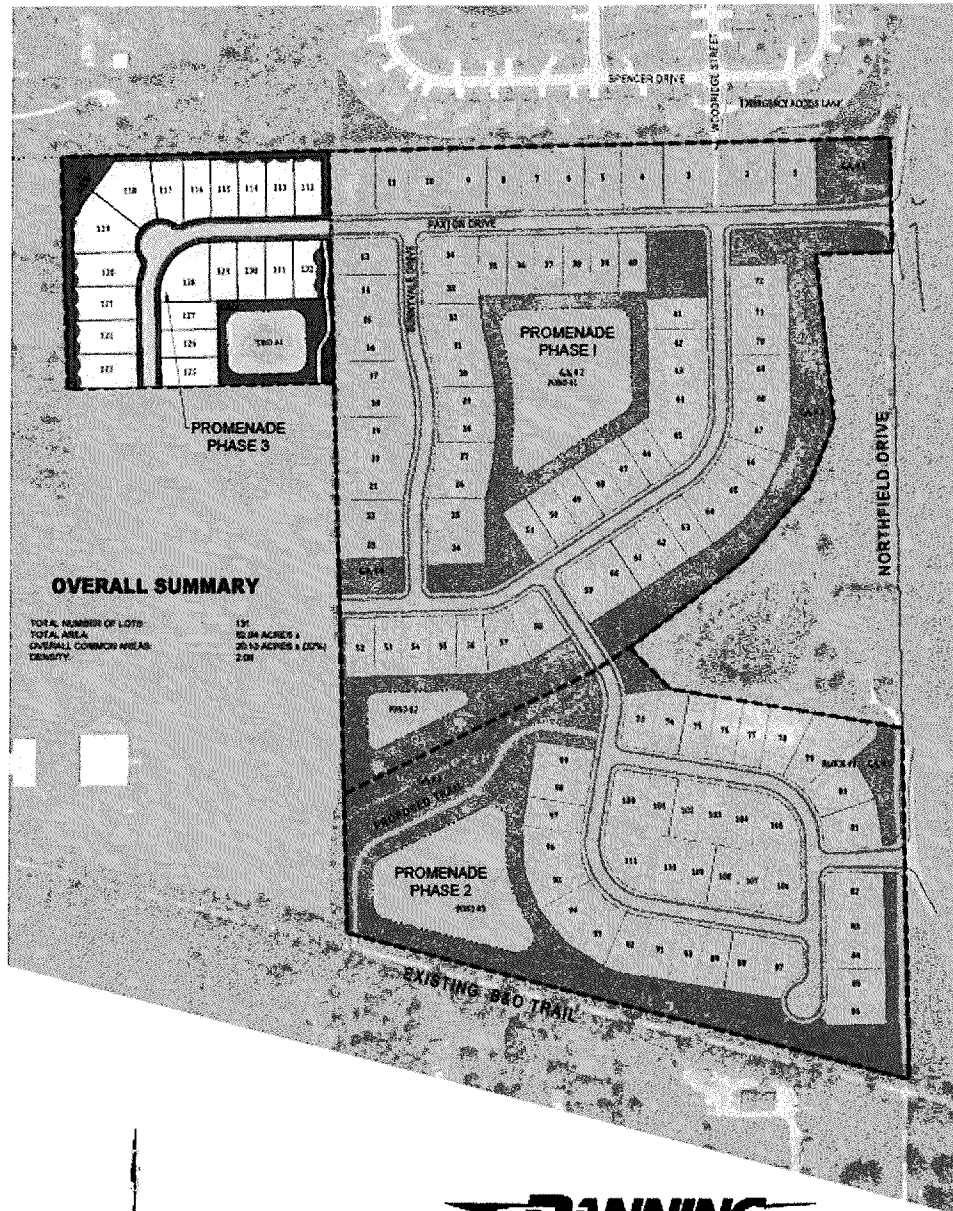
Exhibit A

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN INDIANA. SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH AND ALONG THE WEST LINE OF SAID QUARTER SECTION 2677.20 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST 700.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST 632.63 FEET; THENCE SOUTH 550.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST 632.32 FEET; THENCE NORTH 550.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION. CONTAINING IN ALL 7.99 ACRES. SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Exhibit B

PROMENADE
CONCEPTUAL PLANNED UNIT DEVELOPMENT
BROWNSBURG, INDIANA



Scale: N/A
Date: 10-02-03
Project No: 25155

