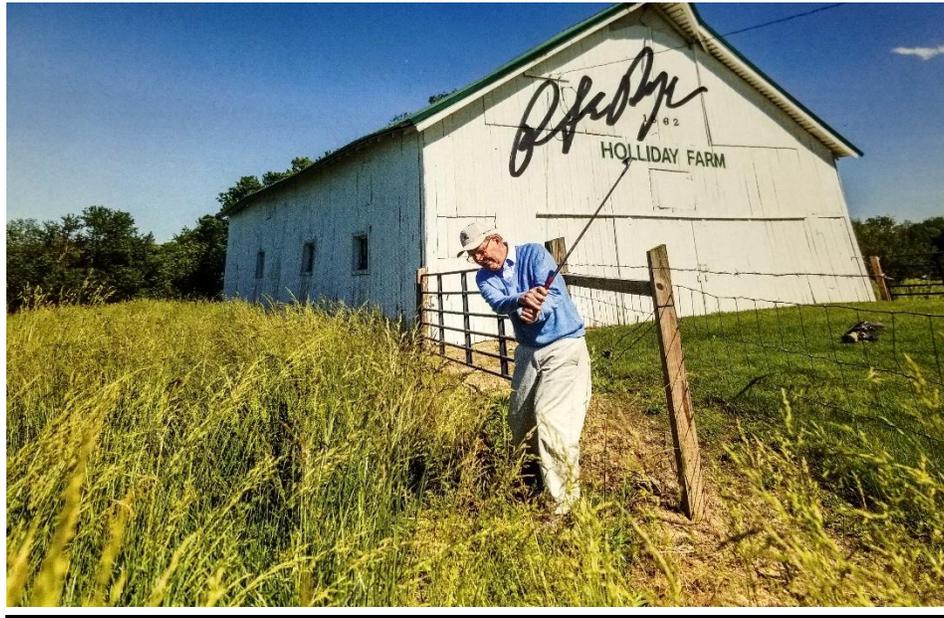


Holliday Farms
Planned Unit Development
Ordinance



Zionsville, Indiana
June 2018

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SCHEDULE OF EXHIBITS

<u>Exhibit 1.</u>	<u>Legal Description</u>
<u>Exhibit 2.</u>	<u>Concept Plan</u>
<u>Exhibit 3.</u>	<u>Use Block Plan</u>
<u>Exhibit 4.</u>	<u>Use Table</u>
<u>Exhibit 5.</u>	<u>Development Standards Matrix</u>
<u>Exhibit 6.</u>	<u>Conceptual Character Imagery – Residential Block Buildings</u>
<u>Exhibit 7.</u>	<u>Conceptual Character Imagery – Lifestyle Use</u>
<u>Exhibit 8.</u>	<u>Conceptual Character Imagery – Development Amenities</u>
<u>Exhibit 9.</u>	<u>Conceptual Character Imagery – Community Residential Block</u>
<u>Exhibit 10.</u>	<u>Conceptual Character Imagery – Residential Mixed Use and Multi-Family Buildings (as a part of Central Mixed Use Block)</u>
<u>Exhibit 11.</u>	<u>Conceptual Character Imagery – Central Mixed Use Block</u>
<u>Exhibit 12.</u>	<u>Conceptual Character Imagery – Historic Hospitality & Office Use Block</u>
<u>Exhibit 13.</u>	<u>Street and Trailway Standards</u>
<u>Exhibit 14.</u>	<u>Conceptual Character Imagery – Accessory Buildings (Lifestyle)</u>
<u>Exhibit 15.</u>	<u>Architectural Standards</u>
<u>Exhibit 16.</u>	<u>Development Common Area Details</u>
<u>Exhibit 17.</u>	<u>Ravinia Landscaping</u>

Note: All of the above Exhibits (1-17) are attached to this The Holliday Farms Ordinance, are incorporated by reference into this The Holliday Farms Ordinance and are part of this The Holliday Farms Ordinance.



**CERTIFICATION TO
THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

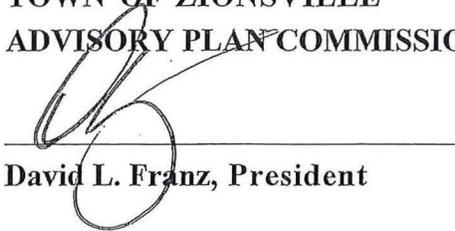
June 19, 2018

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on June 18, 2018, the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 7 in favor and 0 opposed, gave a **Favorable Recommendation** to proposal 2018-12-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2018-12-Z recommends that 597+/- acres described in the Petition be rezoned from the Rural R2 (Residential) Zoning District and the Rural (MRO) Michigan Road Overlay District to a (PUD) Planned Unit Development Zoning District

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2018-12-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, "Exhibit B") to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation.**

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



David L. Franz, President

Attest: _____


**Wayne DeLong, AICP, CPM
Director of Planning and Economic Development
Secretary, Town of Zionsville Advisory Plan Commission**

Exhibit 1

Legal Description

Total Acreage: 597.5 Acres

Rogers Parcel – 593.47 Acres

PARCEL 1: PART OF THE NORTHWEST QUARTER OF SECTION 25, AND PART OF THE NORTHEAST QUARTER OF SECTION 26 ALL IN TOWNSHIP 18 NORTH, RANGE 2 EAST IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 1342.19 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST ALONG A FENCE LINE 1310.94 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 88 DEGREES 52 MINUTES 18 SECONDS WEST ALONG A FENCE LINE 544.17 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG A FENCE LINE AND THE PROLONGATION THEREOF TO A POINT ON THE CENTERLINE OF COUNTY ROAD 400 SOUTH WHICH IS ON A LINE WHICH BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE ON SAID NORTHEAST QUARTER WHICH IS 382.82 FEET SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 86 DEGREES 37 MINUTES 48 SECONDS EAST ON SAID CENTERLINE 1892.25 FEET TO THE AFORESAID POINT ON SAID EAST LINE, BEING ALSO ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 88 DEGREES 09 MINUTES 03 SECONDS EAST ON SAID CENTERLINE 186.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHEASTERLY CURVING TO THE LEFT ON SAID CENTERLINE AN ARC DISTANCE OF 199.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78 DEGREES 14 MINUTES 01 SECONDS EAST TANGENT WITH SAID CURVE AND ON SAID CENTERLINE 368.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 421 (MICHIGAN ROAD) AS NOW LOCATED AND ESTABLISHED; THENCE SOUTH 20 DEGREES 29 MINUTES 08 SECONDS EAST ON SAID U.S. HIGHWAY CENTERLINE 296.32 FEET; THENCE SOUTH 20 DEGREES 21 MINUTES 32 SECONDS EAST ON SAID CENTERLINE 1426.05 FEET TO THE NORTHERLY LINE OF THE TOWN OF HAMILTON, AS LAYED OUT IN THE PLAT OF CLARK'S TOWN (NOW HAMILTON) RECORDED FEBRUARY 23, 1838 IN DEED RECORD 3, PAGE 364 AND RE-RECORDED SEPTEMBER 8, 1857 IN PLAT BOOK 1, PAGE 41 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 69 DEGREES 38 MINUTES 28 SECONDS WEST ON SAID NORTHERLY LINE 313.57 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 20 DEGREES 21 MINUTES 32 SECONDS EAST ON THE WESTERLY LINE OF SAID PLAT 656.45 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 19 MINUTES 05 SECONDS WEST ON SAID SOUTH LINE 1273.61 FEET TO THE PLACE OF BEGINNING, CONTAINING 142.43 ACRES, MORE OR LESS. PARCEL 2: PART OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST 901.44 FEET SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 08

MINUTES 59 SECONDS WEST ON SAID NORTH LINE 440.75 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST ALONG A FENCE LINE 1310.94 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 88 DEGREES 52 MINUTES 18 SECONDS WEST ALONG A FENCE LINE 544.17 FEET TO AN IRON PIN AT A FENCE Order Number: NCS-836486-INDY Page Number: 5 CORNER; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG A FENCE LINE AND THE PROLONGATION THEREOF 1102.73 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 400 SOUTH, WHICH IS ON A LINE WHICH BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH IS 382.82 FEET SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 383.50 FEET TO THE NORTHEAST CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED IN DEED RECORD 202, PAGE 81 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ON THE EAST LINE OF SAID REAL ESTATE 239.80 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID REAL ESTATE; THENCE SOUTH 72 DEGREES 21 MINUTES 01 SECONDS WEST ON THE SOUTHERLY LINE OF SAID REAL ESTATE AND THE PROLONGATION THEREOF BEING THE SOUTHERLY LINE OF REAL ESTATE DESCRIBED IN WARRANTY DEEDS RECORDED IN DEED RECORD 201, PAGE 96 AND DEED RECORD 204, PAGE 666 AND DEED RECORD 207, PAGE 852 IN SAID OFFICE A DISTANCE OF 628.30 FEET TO THE CENTERLINE OF TURKEY FOOT ROAD; THENCE NORTH 23 DEGREES 46 MINUTES 59 SECONDS WEST ON SAID CENTERLINE AND THE WESTERLY LINE OF THE REAL ESTATE DESCRIBED IN THE WARRANTY DEED RECORDED ON PAGE 852 OF THE AFORESAID DEED RECORD 207, A DISTANCE OF 81.60 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF O'NEAL ROAD; THENCE SOUTH 64 DEGREES 49 MINUTES 01 SECONDS WEST ON THE CENTERLINE OF SAID O'NEAL ROAD 491.40 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 128 FEET, MORE OR LESS TO THE APPROXIMATE CENTERLINE OF EAGLE CREEK; (THE FOLLOWING SIXTEEN COURSES AND DISTANCES ARE CHORD BEARINGS AND LENGTHS ALONG THE APPROXIMATE CENTERLINE OF SAID EAGLE CREEK AND ARE INCLUDED FOR COMPUTATION PURPOSES ONLY, THE ACTUAL BOUNDARY OF THE WITHIN DESCRIBED REAL ESTATE FOLLOWS THE MEANDERING OF SAID CENTERLINE) 1.) THENCE SOUTH 06 DEGREES 10 MINUTES 58 SECONDS EAST 423.36 FEET; 2.) THENCE SOUTH 04 DEGREES 35 MINUTES 57 SECONDS WEST 94.50 FEET; 3.) THENCE SOUTH 25 DEGREES 24 MINUTES 01 SECONDS EAST 78.00 FEET; 4.) THENCE SOUTH 52 DEGREES 44 MINUTES 01 SECONDS EAST 152.50 FEET; 5.) THENCE SOUTH 38 DEGREES 14 MINUTES 01 SECONDS EAST 146.00 FEET; 6.) THENCE SOUTH 23 DEGREES 44 MINUTES 01 SECONDS EAST 78.00 FEET; 7.) THENCE SOUTH 38 DEGREES 04 MINUTES 01 SECONDS EAST 108.00 FEET; 8.) THENCE SOUTH 68 DEGREES 34 MINUTES 01 SECONDS EAST 112.00 FEET; 9.) THENCE SOUTH 29 DEGREES 19 MINUTES 01 SECONDS EAST 187.00 FEET; 10.) THENCE SOUTH 40 DEGREES 04 MINUTES 01 SECONDS EAST 182.00 FEET; 11.) THENCE SOUTH 71 DEGREES 34 MINUTES 01 SECONDS EAST 92.00 FEET; 12.) THENCE SOUTH 29 DEGREES 34 MINUTES 01 SECONDS EAST 42.00 FEET; 13.) THENCE SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST 88.00 FEET; 14.) THENCE SOUTH 25 DEGREES 55 MINUTES 59 SECONDS WEST 80.00 FEET; 15.) THENCE SOUTH 01 DEGREES 44 MINUTES 01 SECONDS EAST 75.00 FEET; 16.) THENCE SOUTH 17 DEGREES 18 MINUTES 48 SECONDS EAST 134.02 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 88 DEGREES 43

MINUTES 34 SECONDS EAST ON SAID SOUTH LINE 126 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 22 MINUTES 11 SECONDS EAST 855.41 FEET TO A POINT 456.40 FEET NORTH 01 DEGREES 22 MINUTES 11 SECONDS WEST OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 10 MINUTES 33 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF 1709.55 FEET TO A POINT 901.44 FEET SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST PARALLEL WITH SAID EAST LINE 856.23 FEET TO THE PLACE OF BEGINNING, CONTAINING 114.14 ACRES, MORE OR LESS. EXCEPTING THEREFROM PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA, DESCRIBED AS Order Number: NCS-836486-INDY Page Number: 6 FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 08 MINUTES 59 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 749.70 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF AN EXISTING FENCE LINE; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID PROLONGATION AND SAID FENCE LINE A TOTAL DISTANCE OF 1984.76 FEET TO THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID FENCE LINE AND THE NORTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 426.20 FEET TO THE CENTER LINE OF COUNTY ROAD 400 SOUTH (AKA O'NEAL ROAD) AS NOW LOCATED AND IMPROVED ON A LINE THAT BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER THAT IS 382.82 [FEET] SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST MEASURED ON SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECONDS WEST ON SAID CENTER LINE 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECOND WEST ON SAID CENTER LINE 383.50 FEET TO THE NORTHEASTERLY CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED ON PAGE 81 OF DEED RECORD 202 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECOND EAST ON THE EASTERLY LINE OF SAID REAL ESTATE AND THE SOUTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 321.60 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST 475.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.149 ACRES, MORE OR LESS. PARCEL 3: PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 08 MINUTES 59 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 749.70 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF AN EXISTING FENCE LINE; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID PROLONGATION AND SAID FENCE LINE A TOTAL DISTANCE OF 1984.76 FEET TO THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID FENCE LINE AND THE NORTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 426.20 FEET TO THE CENTER LINE OF COUNTY ROAD 400 SOUTH (AKA

O'NEAL ROAD) AS NOW LOCATED AND IMPROVED ON A LINE THAT BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER THAT IS 382.82 [FEET] SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST MEASURED ON SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECOND WEST ON SAID CENTERLINE 383.50 FEET TO THE NORTHEASTERLY CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED ON PAGE 81 OF DEED RECORD 202 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECOND EAST ON THE EASTERLY LINE OF SAID REAL ESTATE AND THE SOUTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 321.60 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST 475.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.149 ACRES, MORE OR LESS. PARCEL 4: PART OF THE SECTION 23, SECTION 24, SECTION 25, AND SECTION 26 OF TOWNSHIP 18 Order Number: NCS-836486-INDY Page Number: 7 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS WEST (ASSUMED BEARING) ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 195.33 FEET (11 RODS AND 13 5/6 FEET); THENCE NORTH 89 DEGREES 02 MINUTES 37 SECONDS EAST ON AND ALONG AN EXISTING FENCE LINE AND THE PROLONGATION THEREOF 2289.44 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 421 (AKA MICHIGAN ROAD) AS NOW LOCATED AND IMPROVED PER I.S.H.C. PLANS DATED SEPTEMBER 23, 1930 FOR PROJECT 221, SECTION "A"; THENCE SOUTH 20 DEGREES 29 MINUTES 08 SECONDS EAST ON SAID CENTER LINE 537.64 FEET TO A POINT THAT IS 614.45 FEET NORTH 20 DEGREES 29 MINUTES 08 SECONDS WEST OF THE INTERSECTION OF SAID CENTER LINE WITH THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 69 DEGREES 30 MINUTES 52 SECONDS WEST 226.55 FEET; THENCE SOUTH 33 DEGREES 36 MINUTES 01 SECONDS WEST 101.92 FEET TO A POINT THAT IS 309.09 FEET SOUTH 69 DEGREES 30 MINUTES 52 SECONDS WEST OF THE CENTER LINE OF SAID STATE HIGHWAY NO. 421; THENCE SOUTH 20 DEGREES 29 MINUTES 08 SECONDS EAST PARALLEL WITH SAID CENTER LINE 141.00 FEET; THENCE NORTH 69 DEGREES 30 MINUTES 52 SECONDS EAST 309.09 FEET TO A POINT ON SAID CENTER LINE THAT IS 413.67 FEET NORTH 20 DEGREES 29 MINUTES 08 SECONDS WEST OF THE AFORESAID INTERSECTION POINT OF THE CENTER LINE OF U.S. HIGHWAY NO. 421 AND THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 20 DEGREES 29 SECONDS EAST ON SAID CENTER LINE PASSING THROUGH THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 EAST A DISTANCE OF 2575.55 FEET TO THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF COUNTY ROAD 400 SOUTH IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 78 DEGREES 14 MINUTES 03 SECONDS WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 368.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES 1150.00 FEET NORTH 11 DEGREES 45 MINUTES 57 SECONDS WEST OF SAID POINT OF CURVATURE; THENCE SOUTHWESTERLY, CURVING TO THE RIGHT ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, AN ARC DISTANCE OF 199.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT A POINT THAT IS 1150.00 FEET SOUTH 01 DEGREE 50 MINUTES 57 SECONDS EAST OF THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 88

DEGREES 09 MINUTES 03 SECONDS WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 186.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST THAT IS 382.82 FEET SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST MEASURED ON SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 1892.25 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 383.50 FEET TO THE NORTHEASTERLY CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED ON PAGE 81 OF DEED RECORD 202 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 71 DEGREES 51 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH AND THE NORTHERLY LINE OF SAID REAL ESTATE AND SOUTHWESTERLY PROLONGATION THEREOF, DISTANCE OF 583.60 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF REAL ESTATE DESCRIBED ON PAGE 852 OF DEED RECORD 207 IN SAID RECORDER'S OFFICE; THENCE SOUTH 39 DEGREES 35 MINUTES 01 SECOND WEST ON THE NORTHERLY LINE OF SAID REAL ESTATE AND THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 99.00 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 01 SECOND WEST ON THE NORTHWESTERLY LINE OF SAID REAL ESTATE AND THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 98.20 FEET TO THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF O'NEAL ROAD; THENCE SOUTH 64 DEGREES 49 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID O'NEAL ROAD, A DISTANCE OF 491.40 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECOND WEST ON THE CENTER
Order Number: NCS-836486-INDY Page Number: 8 LINE OF SAID O'NEAL ROAD, A DISTANCE OF 128 FEET, MORE OR LESS, TO THE APPROXIMATE CENTER LINE OF BIG EAGLE CREEK; (THE FOLLOWING THIRTY-SEVEN COURSES ARE CHORD BEARINGS AND LENGTHS OF RANDOM POINTS ON THE CENTER LINE OF BIG EAGLE CREEK AND ARE RECITED FOR CLOSURE COMPUTATION ONLY, ACTUAL BOUNDARY WITHIN DESCRIBED REAL ESTATE IS THE MEANDERING OF THE PHYSICAL CENTER LINE OF BIG EAGLE CREEK) 1.) THENCE NORTH 49 DEGREES 17 MINUTES 05 SECONDS WEST 297.09 FEET. 2.) THENCE NORTH 67 DEGREES 49 MINUTES 58 SECONDS WEST 187.30 FEET; 3.) THENCE NORTH 35 DEGREES 49 MINUTES 09 SECONDS WEST 52.19 FEET; 4.) THENCE NORTH 08 DEGREES 53 MINUTES 07 SECONDS WEST 461.53 FEET; 5.) THENCE NORTH 32 DEGREES 02 MINUTES 50 SECONDS WEST 71.54 FEET; 6.) THENCE NORTH 72 DEGREES 46 MINUTES 00 SECONDS WEST 180.00 FEET; 7.) THENCE NORTH 86 DEGREES 33 MINUTES 49 SECONDS WEST 194.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST; 8.) THENCE NORTH 64 DEGREES 55 MINUTES 50 SECONDS WEST 63.23 FEET; 9.) THENCE NORTH 54 DEGREES 52 MINUTES 42 SECONDS WEST 102.45 FEET; 10.) THENCE NORTH 45 DEGREES 34 MINUTES 32 SECONDS WEST 85.98 FEET; 11.) THENCE NORTH 08 DEGREES 13 MINUTES 21 SECONDS WEST 110.80 FEET; 12.) THENCE NORTH 09 DEGREES 12 MINUTES 07 SECONDS EAST 139.18 FEET; 13.) THENCE NORTH 07 DEGREES 13 MINUTES 33 SECONDS WEST 79.37 FEET; 14.) THENCE NORTH 13 DEGREES 20 MINUTES 02 SECONDS EAST 46.34 FEET; 15.) THENCE NORTH 39 DEGREES 49 MINUTES 14 SECONDS EAST 79.58 FEET; 16.) THENCE NORTH 71 DEGREES 05 MINUTES 52 SECONDS EAST 136.69 FEET; 17.) THENCE NORTH 72 DEGREES 04 MINUTES 40 SECONDS EAST 86.58 FEET; 18.) THENCE NORTH 68 DEGREES 01 MINUTE 57 SECONDS EAST 133.76 FEET; 19.) THENCE NORTH 46 DEGREES 36

MINUTES 48 SECONDS EAST 120.45 FEET; 20.) THENCE NORTH 10 DEGREES 40 MINUTES 41 SECONDS WEST 119.02 FEET; 21.) THENCE NORTH 38 DEGREES 39 MINUTES 44 SECONDS WEST 169.30 FEET; 22.) THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS WEST 111.13 FEET; 23.) THENCE NORTH 31 DEGREES 24 MINUTES 07 SECONDS WEST 43.07 FEET; 24.) THENCE NORTH 19 DEGREES 42 MINUTES 53 SECONDS WEST 102.33 FEET; 25.) THENCE NORTH 06 DEGREES 39 MINUTES 04 SECONDS WEST 212.31 FEET; 26.) THENCE NORTH 12 DEGREES 46 MINUTES 48 SECONDS EAST 64.02 FEET; 27.) THENCE NORTH 36 DEGREES 44 MINUTES 17 SECONDS EAST 123.80 FEET; 28.) THENCE NORTH 47 DEGREES 47 MINUTES 00 SECONDS EAST 72.35 FEET; 29.) THENCE NORTH 20 DEGREES 36 MINUTES 20 SECONDS EAST 80.40 FEET; 30.) THENCE NORTH 18 DEGREES 08 MINUTES 26 SECONDS WEST 122.65 FEET; 31.) THENCE NORTH 46 DEGREES 51 MINUTES 22 SECONDS WEST 111.75 FEET; 32.) THENCE NORTH 56 DEGREES 03 MINUTES 20 SECONDS WEST 88.00 FEET; 33.) THENCE NORTH 54 DEGREES 50 MINUTES 25 SECONDS WEST 116.00 FEET; 34.) THENCE NORTH 42 DEGREES 29 MINUTES 47 SECONDS WEST 69.00 FEET; 35.) THENCE NORTH 22 DEGREES 14 MINUTES 03 SECONDS WEST 249.00 FEET; 36.) THENCE NORTH 00 DEGREES 31 MINUTES 47 SECONDS WEST 51.65 FEET; 37.) THENCE NORTH 17 DEGREES 42 MINUTES 38 SECONDS WEST 254.35 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 88 DEGREES 45 MINUTES 26 SECONDS EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 2095 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING (278.612 ACRES, MORE OR LESS, IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST - - 12.668 ACRES, MORE OR LESS, IN SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 EAST - - 5.757 ACRES, MORE OR LESS, IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST - - 41.120 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST) 338.157 ACRES, MORE OR LESS, TOTAL. PARCEL 5: ALL LOTS IN BLOCK 14 AND BLOCK 15 OF THE ORIGINAL PLAT OF THE TOWN OF HAMILTON, BOONE COUNTY, INDIANA, SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST.

4480 Willow Road

Owner: Henke Development Group, LLC

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North, Range 2 East of the Second Principal Meridian in Boone County, Indiana, more particularly described as follows:

Beginning at a point 1063 feet East of the Northwest corner of said Quarter Quarter Section and run thence East 205 feet, more or less, to a point on the Southwest line of Lot 6 in Block 2 in the Town of Hamilton, Boone County, Indiana, thence South 20 degrees East 2 chains 2 1/2 links (132.99 feet) to the center of the public road, thence South 67 degrees 55 minutes West 276 feet 8 inches following centerline of the public road, thence North 222.70 feet, more or less, to the place of beginning, containing 1.12 acres, more or less.

EXCEPT:

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North Range 2 East, Boone County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of said Quarter Quarter Section, said Northwest corner being described as point "203" on said plat; thence North 89 degrees 23 minutes 43 seconds East 1268.00 feet (deduced from Instrument No. 9706256) along the North line of said Quarter Quarter Section to the Western boundary of the Plat of the Town of Hamilton recorded in Miscellaneous Plat Book, page 41 in the Office of the Recorder of Boone County, Indiana; thence South 20 degrees 36 minutes 17 seconds East 89.78 feet along said Western boundary to point "825" designated on said plat and the point of beginning of this description; thence South 20 degrees 36 minutes 17 seconds East 28.84 feet along said Western boundary and along the prolonged Western boundary of the Plat of the Town of Hamilton to the centerline of Willow Road; thence South 67 degrees 51 minutes 50 seconds West 162.22 feet along said centerline; thence North 22 degrees 08 minutes 10 seconds West 12.54 feet to point "823" designated on said plat, which point is on the Northwestern boundary of said Willow Road; thence North 50 degrees 13 minutes 02 seconds East 52.41 feet to point "824" designated on said plat; thence North 67 degrees 39 minutes 40 seconds East 113.05 feet to the point of beginning, containing 0.098 acres, more or less.

Property Commonly Known as 3650 S. US 421, Zionsville, IN

Owner: Gary Essary

Property Commonly Known as 4480 Willow Road, Zionsville, IN

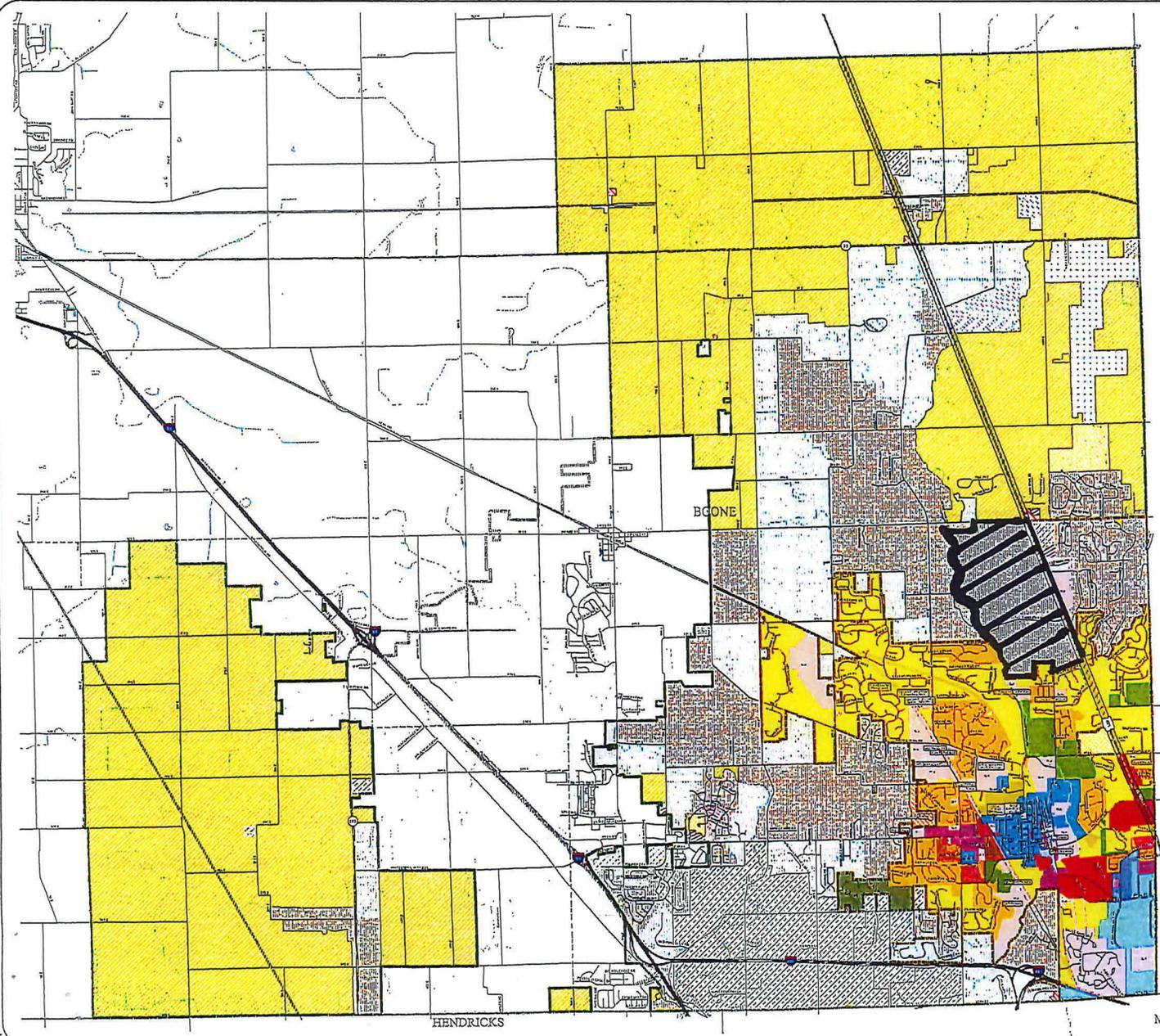
Owner: Eric Morrison

TOWN OF ZIONSVILLE

ZONING MAP
JANUARY 1, 2015



LEGEND	
Urban Zoning Districts	Rural Zoning Districts
RE	RD
R-SF-1	RE
R-SF-2	R1
R-SF-3	R2
R-SF-4	R3
R-MF-1	R4
R-MF-2	L1
S-O	PO
S-1	U1
S-2	U2
S-3	U3
VDD	U4
I-GHT	U5
I-1	U6
I-2	U7
I-3	U8
SPECIAL USE ZONING	Other
OUV	Zionsville Town Service District
OUV	Zionsville Rural Service District
OUV	Lebanon
OUV	Michigan Road Overlay
OUV	Whitesboro
OUV	Parcels
OUV	County Line
OUV	Township Line
OUV	Water Features
OUV	Highways
OUV	Streets



RECOMMENDED BY THE PLAN COMMISSION, AND APPROVED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, AND AS AMENDED BY ZONING ORDINANCE.

- STEVE HANCOCK
- ELIZABETH HOPPER
- STEVE HANCOCK
- TOM SCHULER
- SIOBHAN QUINN
- CAROLINE SILVER

All land parcels located within the corporate boundaries of the Town of Zionsville and under the jurisdiction of the Plan Commission as set forth in this Ordinance are hereby divided into Districts as shown on this Official Zoning Map which, together with all supplementary maps, is incorporated by reference and declared to be a part of this Ordinance.

Attest: Mayor *[Signature]* Mayor 2015

Exhibit B

ORDINANCE NO. 2018-15
OF THE TOWN OF ZIONSVILLE, INDIANA
AN ORDINANCE ESTABLISHING
HOLLIDAY FARMS
PLANNED UNIT DEVELOPMENT DISTRICT

Plan Commission Petition No. 2018-12-7

WHEREAS, I.C. 36-7-4-600, confers upon Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town’s corporate boundaries, and Section 7.3 of the Town of Zionsville Zoning Ordinance sets forth the process to amend the Town’s Official Zone Map; and

WHEREAS, Article 5.1 of the Town of Zionsville Zoning Ordinance, as amended (the “Zoning Ordinance”), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq.; and

WHEREAS, the property described in Exhibit A to the Certification, attached hereto as Exhibit 1 (the “Real Estate”), in the Town of Zionsville, is currently zoned R-2 (Residential); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on _____, 2018 to the Zionsville Town Council a favorable recommendation for rezoning the Real Estate to The Holliday Farms Planned Unit Development District (“The Holliday Farms District”) established by this planned unit development district ordinance (“The Holliday Farms Ordinance”), with respect to the real estate legally described in Exhibit 1 (the “Real Estate”); and

WHEREAS, the Zionsville Town Council has been requested to amend the Official Zone Map for the Town of Zionsville, Indiana, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE, INDIANA, THAT: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts The Holliday Farms Ordinance, as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of The Holliday Farms Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by The Holliday Farms Ordinance, and (iv) The Holliday Farms Ordinance shall be in full force and effect from and after its passage and adoption by the Council.

Section 1. Applicability of Ordinance

Section 1.01 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as The Holliday Farms District.

Section 1.02 Development in The Holliday Farms District shall be governed entirely by (i) the provisions of this The Holliday Farms Ordinance and its exhibits, (ii) those provisions of the Zoning Ordinance specifically referenced in The Holliday Farms Ordinance, and (iii) those technical standards of the Town of Zionsville specifically made applicable in The Holliday Farms Ordinance. In the event of a conflict or inconsistency between The Holliday Farms Ordinance and the Zoning Ordinance, the provisions of The Holliday Farms Ordinance shall apply. In the event a standard, required for the approval by the Town of a Development Plan, is not defined within The Holliday Farms

Ordinance, the provisions of the required standard within the Zoning Ordinance shall apply. Should Holliday Road be vacated by Boone County, then the Real Estate shall also include Holliday Road.

Section 1.03 The MRO (US Hwy 421 Michigan Road Overlay Corridor Ordinance) as identified on the Zone Map for the Town of Zionsville and standards for which are included in the Zoning Ordinance (the "Overlay District") shall apply to the use and development of the Real Estate, except as follows:

- A. Intentionally Omitted.
- B. Drive-through facilities may be permitted, subject to the following:
 - (i) In all cases, drive-through facilities and/or service units, including service window(s), menu board(s), vehicle aisles and/or the like shall not be placed between the public right-of-way and the associated building.
 - (ii) Drive-through windows for banks, drugstores, and other uses without menu boards shall be located at the rear of a building, and shall be located in a manner where they cannot be seen from the public rights-of-way.
 - (iii) Drive-through facilities for restaurants and other uses that utilize a menu board shall be required to have the menu board located at the rear of the building and be located in a manner where it cannot be seen from public rights-of-way. The drive-through window may be located on the side of a building, and the drive-through window lane exit area shall be screened from the public right-of-way with a landscape island at the facility exit to screen the drive-through lane and window. Drive-through facilities on either side of a building that are visible to pass-by traffic shall be screened by a five-foot wide landscape buffer of a length to cover the entire drive-through stacking area.
 - (iv) Alternate locations for drive-through windows, stalls, menu boards, and/or associated auto centric components may be considered by the Plan Commission (PC) on a case-by-case basis when seeking Development Plan Approval.
- C. The Overlay District requirements for a minimum Lot Area, minimum gross floor area, and minimum building height shall not apply.
- D. The Architectural Design Requirements shall be met if in compliance with the character exhibits for The Holliday Farms PUD.
- E. The parking requirements contained herein for The Holliday Farms PUD shall apply in lieu of the Overlay District parking requirements.

Section 2. Rules of Construction

Section 2.01 General Rules of Construction. The following general rules of construction and definitions shall apply to The Holliday Farms Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present.

- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

Section 3. Development Intent

Nestled among tree-adorned rolling hills and meandering creeks, Holliday Farms emerges—unlike most terrain familiar to central Indiana, carved out by Mother Nature herself and featuring the spirited Eagle Creek which runs along its western border. Holliday Farms has a story, many stories in fact, filled with history and preserved land, families who have cherished the outdoors, active lifestyles and unique topography throughout. This land has been passed down for several generations and is the place where an 18-Hole Pete & Alice Dye-designed golf course (originally laid out in the mid-1990s) will intricately weave throughout the terrain and a residential community, featuring homes of all sizes, community amenities including a Clubhouse with fitness, dining, tennis and more, trails throughout and connecting to Turkey Foot Trail for downtown Village access. All laid out with careful consideration for the natural surroundings and how people enjoy living. The incorporation of woods at the future main entrance from Michigan Road at the boulevard entrance will be a natural gateway to high end golf course community, office, retail, living and everyday amenities – carefully laid out to preserve historic sites and complement existing surrounding uses. It seems like a world away, but it has been here, in Zionsville, all along. Residents of Holliday Farms and community members alike will be able to enjoy the natural surroundings, the beauty and miles of nature trails, paths and parks.

Section 4. Holliday Farms District Summary

To ensure the highest quality development, the Holliday Farms District has been carefully divided into various Blocks to help guide a natural and cohesive layout across a large area of real estate. Below is a summary of each Block; details pertaining to each Block have been provided herein.

Section 4.01 Residential & Lifestyle Block shall be a combination of residential and Golf Course and Clubhouse, Development Amenities and other related uses since the latter is consistently interwoven with the former. The residential components will incorporate a wide variety of custom home sizes and lot sizes, layouts, locations and views. Neighborhoods for various sections of homes will be carefully formed to create unique streetscapes and types of living (i.e. large secluded single family estate lots to garden homes). The uses for both Residential and Lifestyle exist throughout in adjacent spaces, thus they have been combined in this singular Block.

Section 4.02 Community Residential Block, located at the southeast corner of the Real Estate near the intersection of Michigan Road and Willow Road, this Block shall be a quaint and beautiful attached residential area overlooking the championship Golf Course and natural amenities.

Section 4.03 [Reserved.]

Section 4.04 Central Mixed Use Block shall be a comfortable and aesthetically cohesive area for everyday neighborhood commercial and retail in one and two-story buildings and allow for vehicular and pedestrian activity throughout, woven among natural amenities. This is centrally located along Michigan Road and will accommodate mixed use and free standing out lot buildings for various commercial needs, retail, residential, childcare or other similar uses and vehicular traffic.

Section 4.05 Historic Office & Hospitality Block shall be the northern corner along Michigan Road and will feature the preserved historic home and barn and be incorporated into the overall design of the site's layout, which will also include professional and medical offices, creative services and more.

Section 5. Accessory Buildings and Uses

All Accessory Structures and Accessory Uses allowed under the Zoning Ordinance shall be permitted in The Holliday Farms District.

Section 5.01 Section 5.1 Accessory Structures and Uses Architecture:

- A. Any detached Accessory Structure shall have on all sides the same architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated. Any existing Accessory Structures and Accessory Uses within The Holliday Farms District shall be permitted.
- B. Any detached Accessory Structure or Use that is to support the Golf Course or Development Amenities (as seen in Exhibit 14) shall be encouraged to have similar architectural features and aesthetic look as the primary buildings; however, architectural features or materials are not required when they are not necessary for the structure's use (i.e. no windows on an irrigation pump house will help insulate, open covered, heated hitting stalls, no wooden materials for chemical storage in agronomy building, etc.)
- C. All Permitted Uses in the Residential & Lifestyle Block herein are permitted.

Section 6. Residential Lifestyle Block

This Block is located in the internal part of the Real Estate and is bordered to the west by Eagle Creek as depicted on Exhibit 3 (Use Block Plan) and (i) permits residential dwellings of multiple sizes (ii) permits Golf Courses, Clubhouse and Development Amenities (practice ranges, amenities, Accessory Uses, agronomy buildings, trails, cart paths and more) to be located throughout the Block, (iii) permits residential amenities (playgrounds, parks, etc.).

Section 6.01 Permitted Uses in this Block have been separated into Residential uses and those Lifestyle uses commonly associated with Club or Golf Course uses in order to permit various pertinent uses without applying to the entire Block once platted, as more clearly identified in Exhibit 4 – Use Table.

- A. Permitted Uses within this Block for Residential dwelling areas are specified in Exhibit 4 (Use "Residential" column in Table.)
- B. Permitted Uses within this Block for Golf Course, Clubhouse, Development Amenities or related uses are specified in Exhibit 4 (Use "Lifestyle" column in Table). These uses shall not apply to residential lots.
- C. Additional Use Limitations are included under Section 17 of this Ordinance.

Section 6.02 Development Requirements:

- A. Applicable bulk requirements are contained within Exhibit 5 (Development Standards Matrix).
- B. Applicable open space and common area requirements are contained in Section 17 of The Holliday Farms Ordinance.
- C. Applicable landscaping requirements are contained in Section 11 of The Holliday Farms Ordinance.
- D. Applicable lighting requirements are contained in Section 12 of The Holliday Farms Ordinance.
- E. Applicable signage requirements are contained in Section 13 of The Holliday Farms Ordinance.
- F. Applicable parking requirements are contained in Section 14 of The Holliday Farms Ordinance.
- G. Applicable pedestrian circulation standards are contained in Section 15 of The Holliday Farms Ordinance.
- H. Applicable environmental systems, drainage and street standards are contained in Section 16 of The Holliday Farms Ordinance.

Section 6.03 Additional Architectural Standards are located in Exhibit 15 (Architectural Standards) and shall be reviewed and administered by the Architectural Review Board.

Section 6.04 The Conceptual Character Imagery of Building architecture is to represent quality and is contained within Exhibit 6 (Conceptual Character Imagery – Residential Architecture) for Residential dwellings and Exhibit 7 (Conceptual Character Imagery – Lifestyle (Incl. Club Building Architecture)) for Clubhouse and related buildings; Development Amenities are comprised in Exhibit 8 (Conceptual Character Imagery – Development Amenities).

Section 6.05 Certain landscaping and design covenants shall apply to the Real Estate for those areas in proximity to the Ravinia Subdivision as follows:

- A. The corner of the Real Estate which adjoins the cul-de-sac within the Ravinia subdivision will include a buffer of woods along a one hundred (100) foot radius from the point of the corner as approximately referenced in Exhibit 17.
- B. There shall be a fifteen (15) foot buffer around the remaining perimeter of the Real Estate adjacent to the Ravinia subdivision as noted on Exhibit 17.
- C. A forty (40) foot natural woods buffer shall be maintained as approximately referenced in Exhibit 17.
- D. The Ravinia Homeowners' Association will be notified prior to any tree cutting in the required buffer areas (the buffer areas described in A-C above), and the Ravinia

Homeowners' Association may place a temporary plastic construction fence at its expense on the buffer line before tree cutting in that immediate area.

Section 6.06 Certain buffering and landscaping covenants shall apply to the Real Estate for those areas on the west side of Michigan Road and across from the Brittany Chase Subdivision.

- A. The landscaping, buffering and mounding along the west side of Michigan Road shall match the landscaping, buffering and mounding along the east side of Michigan Road from its intersection with Willow Road to a point north of the entryway to the Brittany Chase Subdivision where the woods begin (on the west side of Michigan Road).
- B. The number, spacing and species of tree plantings within the buffer on the Real Estate across from the Brittany Chase Subdivision shall match the number, spacing and species of tree plantings within the buffer area for the Brittany Chase Subdivision and shall be comprised of pine and spruce trees seven (7) to eight (8) feet tall at planting.
- C. The above-referenced mounding and plantings shall be completed before any building construction is initiated in the Community Residential Block.

Section 7. Community Residential Block

This Block is located as shown on Exhibit 3 (Use Block Plan) and consists primarily of paired or attached high quality residential and single family detached residential dwellings not to exceed two stories and will feature views and settings overlooking the championship Golf Course, common areas or Development Amenities.

Section 7.01 Permitted Uses:

- A. Permitted Uses are specified in Exhibit 4 (Use Table).
- B. Permitted Uses within this Block for Golf Course, Clubhouse, Development Amenities or related uses are specified in Exhibit 4 (Use "Lifestyle" column in Table). These uses shall not apply to residential lots.
- C. Additional Use Limitations are included under Section 17 of The Holliday Farms Ordinance.
- D. All Permitted Uses within the Residential & Lifestyle Block shall be permitted in this Block as substitution reductions for the permitted uses. If Single Family Residential is used in this Block, then single family shall not exceed 2.95 dwelling units to the acre and shall be permitted in addition to the maximum single family units allowed as specified in Exhibit 5 (Development Standards Matrix.) All other standards as specified in Section 6 shall apply.

Section 7.02 Development Requirements:

- A. Applicable requirements are contained within Exhibit 5 (Development Standards Matrix).

- B. Applicable landscaping requirements are contained in Section 11 of The Holliday Farms Ordinance.
- C. Applicable lighting requirements are contained in Section 12 of The Holliday Farms Ordinance.
- D. Applicable signage requirements are contained in Section 13 of The Holliday Farms Ordinance.
- E. Applicable parking requirements are contained in Section 14 of The Holliday Farms Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 15 of The Holliday Farms Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 16 of The Holliday Farms Ordinance.
- H. Applicable additional requirements and standards are contained in Section 17 of The Holliday Farms Ordinance.

Section 7.03 The applicable Architectural Standards are contained within Exhibit 15 (Architectural Standards). Additional architectural standards and review will be created and administered by the Architectural Review Board.

Section 7.04 The Conceptual Character Imagery of Building architecture is contained within Exhibit 9 (Conceptual Character Imagery – Community Residential Block).

Section 8. Central Mixed Use Block

This Block is located as shown on Exhibit 3 (Use Block Plan) and consists primarily of Retail & Service Uses and Cultural / Entertainment Uses located in single and two-story buildings, as well as out lots. Childcare, Senior Living, Multi-Family or Mixed Use Dwelling Buildings may also be located within the Central Mixed Use Block creating a vibrant, casual environment with warm streetscapes.

Section 8.01 Permitted Uses:

- A. Permitted Uses are specified in Exhibit 4 (Use Table).
- B. Additional Use Limitations are included under Section 17 of The Holliday Farms Ordinance.
- C. All Permitted Uses within the Residential & Lifestyle Block shall be permitted in this Block as substitution reductions for the permitted uses. If Single Family Residential is used in this Block, then single family shall not exceed 2.95 dwelling units to the acre and shall be added to the maximum single family units allowed as specified in Exhibit 5 (Development Standards Matrix.) All other standards as specified in Section 6 shall apply.

- D. If Multi-Family building is included, the number of dwelling units across the entire block shall not exceed a total use of 20 net acres and 16 units per acre; provided, a single multi-unit complex shall not exceed 220 units. The remaining 100 units may be located above ground-level commercial, office, retail, and/or other uses.

Section 8.02 Development Requirements:

- A. Applicable requirements are contained within Exhibit 5 (Development Standards Matrix)
- B. Applicable landscaping requirements are contained in Section 11 of The Holliday Farms Ordinance.
- C. Applicable lighting requirements are contained in Section 12 of The Holliday Farms Ordinance.
- D. Applicable signage requirements are contained in Section 13 of The Holliday Farms Ordinance.
- E. Applicable parking requirements are contained in Section 14 of The Holliday Farms Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 15 of The Holliday Farms Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 16 of The Holliday Farms Ordinance.
- H. Applicable additional requirements and standards are contained in Section 17 of The Holliday Farms Ordinance.
- I. Central Mixed Use Block (and its permitted Uses and Development Requirements) may be expanded up to fifteen percent (15%) into another adjacent Block, other than the Residential & Lifestyle Block and Community Residential Block.

Section 8.03 The applicable Architectural Standards are contained within Exhibit 15 (Architectural Standards). Additional architectural standards and review will be created and administered by the Architectural Review Board.

Section 8.04 The Conceptual Character Imagery of Building architecture is contained within Exhibit 10 (Conceptual Character Imagery – Mixed Use / Multi-Family Buildings) and Exhibit 11 (Conceptual Character Imagery – Central Mixed Use Block).

Section 9. Historic Hospitality & Office Block (incl. Medical)

This Block is located as shown on Exhibit 3 (Use Block Plan) in the northernmost corner along Michigan Road/421 and given its history – as one of the original homes in this area, constructed in 1865 – the Historic Home will be preserved and all surrounding buildings shall coordinate with other Block characteristics, but provide a nod to the Historic architecture of the existing buildings. An emphasis of collectively laying out

Office and medical Buildings and hospitality services shall be placed in this block.

Section 9.01 Permitted Uses:

- A. Permitted Uses are specified in Exhibit 4 (Use Table).
- B. Additional Use Limitations are included under Section 17 of The Holliday Farms Ordinance.
- C. All Permitted Uses within the Residential & Lifestyle Block shall be permitted in this Block as substitution reductions for the permitted uses. If Single Family Residential is used in this Block, then single family shall not exceed 2.95 dwelling units to the acre and shall be added to the maximum single family units allowed as specified in Exhibit 5 (Development Standards Matrix). All other standards as specified in Section 6 shall apply.

Section 9.02 Development Requirements:

- A. Applicable requirements are contained within Exhibit 5 (Development Standards Matrix).
- B. Applicable landscaping requirements are contained in Section 11 of The Holliday Farms Ordinance.
- C. Applicable lighting requirements are contained in Section 12 of The Holliday Farms Ordinance.
- D. Applicable signage requirements are contained in Section 13 of The Holliday Farms Ordinance.
- E. Applicable parking requirements are contained in Section 14 of The Holliday Farms Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 15 of The Holliday Farms Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 16 of The Holliday Farms Ordinance.
- H. Applicable additional requirements and standards are contained in Section 17 of The Holliday Farms Ordinance.
- I. Historic Hospitality & Office Block (and its permitted Uses and Development Requirements) may be expanded up to fifteen percent (15%) into another adjacent Block, other than the Residential & Lifestyle Block.

Section 9.03 The applicable Architectural Standards are contained within Exhibit 15 (Architectural Standards). Additional architectural standards and review will be created and administered by the Architectural Review Board.

Section 9.04 The Conceptual Character Imagery of Building architecture is contained within Exhibit 12 (Conceptual Character Imagery – Historic Hospitality & Office block).

Section 10. Golf Carts

Section 10.01 Golf Carts shall be permitted on all pathways and trails within the Holliday Farms development installed and financed by Developer, which may include tax increment financing (including extension of Turkey Foot on west side of Eagle Creek); Golf carts shall be permitted on roads and streets of Holliday Farms installed by Developer, including if Town of Zionsville receives jurisdiction of said road and streets.

Section 11. Landscaping Requirements

The landscaping in The Holliday Farms District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Office Buildings, Commercial Buildings and Dwelling Buildings. Landscape treatment for buffers, plazas, roads, paths, service areas, parking areas and storm water areas shall be designed as an integral and coordinated part of the landscape plan for each Block and for The Holliday Farms District as a whole.

Section 11.01 General Landscaping Standards. Landscaping shall be integrated with, and compliment other functional and ornamental site design elements, where appropriate such as hardscape materials, paths, sidewalks, fencing, or any water features.

- A. Plantings along Buildings and streets should be designed with repetition, structured patterns, and complementary textures and colors, to reinforce the overall character of the area. Alternate or pervious paving material and alternative planting media is permitted in the areas where planting space is limited by restrictions such as Buildings, asphalt or concrete paving, parking lots, etc.
- B. All trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1), and following the standards and best management practices (BMPs) published by the Department's Urban Forestry Section. Landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features are critical factors that should be considered. The Town's planting details shall be used.
- C. Shade trees shall be at least two and one half (2.5) inches in caliper diameter when planted, as measured at six (6) inches above the ground. Ornamental trees shall be at least one and one half (1.5) inches caliper diameter when planted, as measured at six (6) inches above the ground. Evergreen trees shall be six (6) feet in height when planted and can be substituted for (in place of) shrubs with 1 (one) evergreen tree equal to three (3) shrubs. Shrubs shall be at least eighteen (18) inches in height when planted. Ornamental grasses of at least nine (9) inches in height when planted and that obtain a mature height of at least three (3) feet may be substituted (in place of) shrubs on a one to one (equivalent) basis. There shall be no minimum size for golf course plantings, mitigation sites and parks.

- D. Existing vegetation may be used to achieve project landscaping requirements if (i) the vegetation located on the subject parcel is of suitable quality and health, and (ii) the vegetation is required to be preserved using accepted best management practices (BMP's) for tree protection during construction.
- E. Low maintenance plantings such as low mow turf and native prairie plantings may be used to minimize water use and mowing in open areas.
- F. All landscaping is subject to Architectural Review Board and additional deviations or Material Alterations of landscaping may be approved by the Director or the Director's designee in order to conform to specific site conditions.

Section 11.02 Areas to be Landscaped.

- A. Perimeter Buffering. See Section 11.03 below.
- B. Street Trees. See Section 11.04 below.
- C. Foundation Plantings. See Section 11.05 below.
- D. Parking Lot Plantings. See Section 11.06 below.
- E. Screening Areas. See Section 11.07 below.
- F. Storm Water Retention Ponds. See Section 11.08 below.

Section 11.03 Perimeter Buffering.

- A. Perimeter landscaping along the property lines shall be provided in the form of a minimum ten (10) foot greenbelt buffer for portions of the Real Estate perimeter abutting Michigan Road, (iii) a minimum fifteen (15) foot greenbelt buffer for portions of the Real Estate perimeter not abutting a street right-of-way along the southern and northern boundary of the Real Estate, (iv) no minimum buffer if within the Real Estate adjacent to other uses or Blocks within the Real Estate (vi) a buffer may be required between uses if Developer determines it is necessary.
- B. In an effort to retain the natural wooded habitat, trees may be preserved in lieu of plantings. Buffering may be composed of existing trees, natural woodland growth, creeks grass, ponds, storm water management elements, fountains, berms, golf course and landscape areas. A masonry wall or mound may serve in lieu of buffer requirement. The incorporation of walkways and bikeways into the design is permitted; however, no buildings or accessory structures shall be established within areas designated for perimeter buffering, with the exception of gate houses or entrance structures. Ground mounted signs and lighting standards are permitted within areas designated for perimeter buffering. Existing buildings that may be located within required buffer areas shall be excluded from requirements in order to ensure they are preserved if deemed necessary (i.e. Historical home).
- C. Landscape planting requirements of four (4) shade trees, three (3) ornamental trees per 100 linear feet shall be provided within the green belt buffer along the Historic

Hospitality & Office Block. Plantings shall be the responsibility of building owners.

- D. Landscape planting requirements of four (4) shade trees, three (3) ornamental trees per one hundred (100) linear feet shall be provided within the green belt buffer along Willow Road and the Community Residential Block.
- E. Landscape planting requirements of three (3) shade trees, three (3) ornamental trees, and fifteen (15) shrubs per one hundred (100) linear feet shall be provided within the green belt buffer along Michigan Road within the Central Mixed Use Block.
- F. Landscape planting requirements of three (3) shade trees, two (2) ornamental trees, and nine (9) shrubs per one hundred (100) linear feet shall be provided for portions of the perimeter not abutting a public right-of-way.
- G. Required buffer plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the Blocks, and required buffer plantings may be computed as an average across the total linear footage of frontage.
- H. No perimeter buffering internal to The Holliday Farms District shall be required within the Blocks of The Holliday Farms District except as required by Developer.

Section 11.04 Street Trees.

- A. With the exception of the Residential & Lifestyle Block, medium or large growing shade trees shall be planted parallel to each street, in planting strips. Street trees shall be planted a minimum of thirty-five (35) feet and a maximum of fifty-five (55) feet on center. In areas of high pedestrian and commercial activity, tree wells shall be covered with decorative grates or pavers in order to maximize uninterrupted pedestrian pathways. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape. Street trees shall not be required along and adjacent to Alleys.
- B. In Residential & Lifestyle Block and Community Residential Block, street trees shall be installed where possible so as to not alter the course of play on the Golf Course.
- C. Street tree types and locations should allow for visibility of businesses and business signage.
- D. In instances where street trees are required within perimeter buffer areas all street trees shall count toward the perimeter buffer planting standards provided above in Section 11.03.
- E. Per Town standards, no street trees shall be planted in conflict with drainage or utility easements or structures and underground detention (unless so designed for that purpose), or within traffic vision safety clearances. However, where the logical location of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the Director for the Town of Zionsville in mediating an alternative.
- F. Street tree species shall be selected from the Town's published list of recommended street trees. Street trees shall be pruned to a minimum height of eight (8) feet over

sidewalks and twelve (12) feet over streets, to allow free passage along sidewalks and streets unless incorporated into a Development Amenity.

Section 11.05 Foundation Planting Standards. Building base landscaping shall be provided at the base of all Building elevations that do not directly abut hardscapes, to soften and enhance the architectural lines of Buildings, frame the primary views to Buildings and public spaces, and blend architectural designs with the landscape. Foundation plantings shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are encouraged in areas where landscaping cannot be installed at the base of a Building due to the Building's proximity to a sidewalk, path, street, right-of-way or easement. Building base landscaping may help fulfill perimeter buffering requirements where applicable.

- A. Within the Historic Hospitality & Office Block a minimum planting area of six (6) feet in depth from the Building perimeter shall be installed on front and sides of Building(s).
- B. RESERVED.
- C. Within the Central Mixed Use Block a minimum planting area of three (3) feet in depth shall be installed along the front of the Building(s).
- D. Within the foundation planting areas required in Section 11.05.A, [Section 11.05.B] and Section 11.05.C above the following shall apply:
 - 1. The primary landscape materials used shall be shrubs, ground cover, and ornamental grasses.
 - 2. Sidewalks, plazas and/or terraces may be permitted in foundation planting areas.
 - 3. Outdoor dining, drive-thru lanes, ingress areas, egress areas and service areas shall not require foundation plantings and shall be deducted from the overall length and size of the Building perimeter prior to calculating the required foundation planting area.
 - 4. Foundation planting areas need not be rectangular in shape as long as the required square footage is provided. Undulating, innovative and original designs are encouraged.
 - 5. For all Dwelling Buildings, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs shall be planted per one hundred (100) linear feet of Building frontage on street right-of-way.
 - 6. Sidewalks, plazas and/or terraces may be permitted in foundation planting areas.
 - 7. Foundation planting areas need not be rectangular in shape as long as the required square footage is provided. Undulating, innovative and original designs are encouraged.
 - 8. For all residential dwellings within the Residential & Lifestyle Block, landscaping standards shall be defined by covenants based on lot and home sections and shall be administered and reviewed by the Architectural Review Board.

Section 11.06 Parking Lot Plantings. Where parking lots are visible from the public right-of-way, the following requirements will apply and all Clubhouse or related amenities shall be excluded:

- A. Lot Interior. A minimum of one (1) shade tree and three (3) shrubs per fifteen (15) parking spaces shall be provided, along with a minimum of four hundred (400) square feet of useable soil area being provided for every two (2) trees. Planting islands shall be a

minimum of nine (9) feet wide. Planting islands shall be permitted to be utilized for stormwater management as part of a low impact development strategy.

- B. Lot Perimeter. A minimum five (5) foot wide perimeter planting strip shall be provided on all sides of a parking lot (except where parking areas abut curb-to-building sidewalk or adjacent to golf or other amenities).
1. The planting strip shall contain three (3) shade trees and twenty (20) shrubs and/or ornamental grasses per one hundred (100) lineal feet of planting strip.
 2. Low walls may be used in lieu of fifty (50) percent of the required plantings. Walls or fences with a minimum height of forty-two (42) inches may be used in lieu of plantings.
 3. These requirements exclude areas where parking lot drive aisles discharge directly into a perimeter road. In areas where parking lot drive aisles abut the right-of-way edge no shrubs will be required.
 4. Perimeter planting may occupy the same area as a required perimeter buffering but shall not be counted towards buffer planting requirements; provided, however that in areas where there exists a combination of buffer plantings and parking lot perimeter plantings, the required number of plantings shall not exceed eight (8) trees and forty (40) shrubs per one hundred (100) lineal feet.
- C. Additional Requirements. Required parking lot plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the Blocks, and required plantings may be computed as an average across the total linear footage of frontage. Parking lot island shall not be required at Clubhouse.

Section 11.07 Screening Areas. Screening and landscaping shall prevent direct views of loading areas, ground mounted mechanical/telecommunication equipment and other service areas from adjacent residential properties or from the public right-of-way. Screening and buffering shall be achieved through walls, fences and landscaping, shall be a minimum of five (5) feet tall, and shall be visually impervious. Recesses in the Building or depressed access ramps may also be used.

Section 11.08 Storm Water Retention Ponds. Storm water retention ponds will be designed in a non-geometric shape, when possible. If landscaping, the primary landscaping materials used when adjacent to ponds shall be shrubs, ground covers, ornamental grasses and wetland specific plantings, appropriately cited for a more natural, rather than engineered appearance. For all ponds near or on the golf course, landscaping may be blended into surroundings.

Section 11.09 Maintenance. Once developed, it shall be the responsibility of the owner(s) or applicable home owners association, with respect to any portion of the Real Estate owned by such owner(s) and on which any landscaped area exists per the requirements of The Holliday Farms Ordinance, to insure proper maintenance of landscaping in accordance with The Holliday Farms Ordinance. This maintenance is to include, but is not limited to (i) mowing, tree trimming, planting, maintenance contracting, irrigation and mulching of planting areas, (ii) replacing dead, diseased, obtrusive or overgrown plantings with identical varieties or a suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds. Street trees shall be maintained by the owner of the adjacent property.

Section 11.10 Conceptual Landscape Plan. Landscaping areas are conceptually illustrated on the Exhibit 2 (Concept Plan).

Section 12. Lighting Requirements

Section 12.01 Street Lights.

- A. Street light design shall be consistent throughout the Real Estate. Street signage may be mounted to Street lights where necessary to reduce clutter.
- B. The Town of Zionsville shall not be responsible for non-compliant street light fixtures upon transition to the urban service district.

Section 12.02 Site Lighting. All site lighting accessory to uses within the Real Estate shall comply with the following standards.

- A. All site lighting shall be coordinated throughout the Real Estate and be of uniform or comparable design and materials.
- B. Exterior lighting of the Building or site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- C. Exterior lighting shall be architecturally integrated with the Building style, material and color. Rooftop lighting is prohibited.
- D. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, where possible on low level fixtures.
- E. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height. The height of light fixtures within ninety (90) feet of detached single-family residential structures shall not exceed fifteen (15) feet.
- F. Lighting in all parking areas serving non-residential uses shall be designed and maintained so that it is reduced, to a lower level reasonably required for security purposes, during the hours that the associated uses are not open for business.
- G. The lighting of interior roundabouts shall be consistent with the balance of the site lighting plan.
- H. No neon lighting shall be permitted (i) on the exterior of or (ii) outside any Building.
- I. Real or faux gas lights may be used without shielding.
- J. Low illumination around golf practice areas may be used.
- K. The Town of Zionsville shall not be responsible for maintenance or repairs to light fixtures not meeting town standards upon transition to the urban service district.

Section 13. Signage Requirements

All signage on the Real Estate shall comply with Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance as revised, supplemented and amended by this Section 13 of The Holliday Farms Ordinance, subject to DP approval. The requirements below shall not apply to signage that is exclusively directional and informational, pertaining to golf cart crossings or related to the club or amenities, trails or the like.

Section 13.01 Community Identification Ground Signs. Three Center Identification Ground Sign shall be permitted along Michigan Road spaced approximately at the Community Residential, Central Mixed Use and Historic Hospitality & Office Blocks, as appropriate.

- A. Area: Maximum Sign Area per sign shall be one hundred-fifty (150) square feet.
- B. Height: Maximum Sign Height shall be fifteen (15) feet.
- C. Location: Minimum five (5) feet from street right-of-way. Provided however, if applicable, the sign cannot be within the required vision clearance area.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Copy: No Changeable Copy shall be permitted.
- F. Illumination:
 - 1. Halo-lit. Signs which are halo-lit are signs in which letters and logos are unlit, but the background is lit (“Halo-lit”); or
 - 2. Externally Illuminated. Externally illuminated signs are signs which are illuminated from a source which is external and not internal to the sign (“Externally Illuminated”); or
 - 3. Internally Illuminated. Internally illuminated signs are signs which have (i) internally illuminated, individually-mounted channel letters and logo or (ii) an internally illuminated box (“Internally Illuminated”).
- G. Landscaping: All such Signs must be accompanied by a landscaped area at least equal to the total Sign Area.

Section 13.02 Entrance Signs. One entrance Identification Sign shall be permitted at each entrance off of (i) Michigan Road and (ii) Willow Road. Individual internal neighborhood signs or entryways to the Clubhouse or other amenities within the Real Estate shall not be limited but shall be consistent when possible in character and style.

- A. Area: Maximum sign area per sign shall be seventy-five (75) square feet.
- B. Height: Maximum sign height shall be eight (8) feet.

- C. Location: Located at street right-of-way. Provided however, if applicable, the sign cannot be within the required vision clearance area.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Copy: All such Signs may include Changeable Copy (tenant names).
- F. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- G. Landscaping: All such Signs must be accompanied by a landscaped area at least equal to the total Sign Area, which may include mounding.

Section 13.03 Directory Signs. Directory Signs shall be permitted.

- A. Area: Maximum Sign area per sign shall be twenty (20) square feet if the sign is ground mounted and six (6) square feet if the Sign is of a street sign style.
- B. Height: Maximum Sign height shall be five (5) feet if ground mounted or nine (9) feet if the Sign is of a street sign style.
- C. Number: The number of Signs shall be identified as part of any DP.
- D. Copy: All such Sign may include Changeable Copy.
- E. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.

Section 13.04 Office Building Signs.

- A. All Signs on Office Buildings shall meet the Sign Area limitations (per sign) and shall comply with the limitations outlined in the chart which is included as Exhibit 15 (Sign Area Chart).
- B. Only Wall Signs shall be permitted on a Building. No individual roof signs shall be allowed.
- C. Wall Signs shall not be required to orient toward a public street frontage.
- D. Two (2) Wall Signs shall be permitted for each frontage provided that a business can include its name on only one of the signs. In a case where a building has no public street frontage two (2) Wall Signs shall be permitted.
- E. In addition to the Wall Signs permitted above in this Section 13.04 a Wall Sign with a maximum of thirty (30) square feet of Sign Area shall be permitted at each building entrance.
- F. One (1) Ground Sign shall be permitted per Building, up to thirty-two (32) square feet in Sign Area and no more than six (6) feet in height.
- G. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.

Section 13.05 Commercial Building Signs. Single-Tenant and Multi-Tenant Ground Floor Commercial Buildings shall meet the following requirements.

- A. Wall Signs shall be permitted. No individual roof signs shall be allowed.
- B. Businesses are permitted one wall sign per façade. One (1) Ground Sign shall be permitted per Building, up to fifty (50) square feet in Sign Area and no more than six (6) feet in height, within the Central Mixed Use Block and the Historic Hospitality and Office Use Block.
- C. Signs are not required to face a public street frontage.
- D. The width, in lineal feet, of a business' exterior Building perimeter shall be used to determine the lineal feet of length of the elevation for the purpose of determining the maximum Sign Area as standards apply per the Zoning Ordinance.
- E. The maximum permitted Sign Area (per sign) shall comply with standards per the Zoning Ordinance.
- F. Signs shall fit within the horizontal and vertical elements of the Building and shall not obscure details of the Building. No sign shall be allowed to extend above the roofline of a Building.
- G. Multi-story Buildings with the first floors occupied primarily by Retail & Service Uses and Cultural / Entertainment Uses shall be permitted signs per the requirements of this Section.
- H. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- I. One (1) drive-thru service menu sign (or two (2) if two drive-thru lanes) shall be permitted up to thirty (30) square feet each in area and no more than six (6) feet tall. One (1) "preview" menu ground sign shall also be permitted up to sixteen (16) square feet in Sign Area and no more than six (6) feet in height. Any speaker or audio system associated with such signs should be oriented toward the internal portion of the Real Estate.

Section 13.06 Dwelling Building Signs.

- A. Ground Signs shall be permitted per Dwelling Building, up to fifty (50) square feet in Sign Area and no more than six (6) feet in height.
- B. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- C. Any other Signage for a residential use, not covered in The Holliday Farms Ordinance shall meet the requirements of Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance.
- D. Home occupation signs are not permitted.

Section 13.07 Institutional Uses and Recreational Uses.

- A. Signs for Institutional Uses shall meet the requirements of Article 6, Urban Sign District, of the Zoning Ordinance.
- B. Signs for Recreational Uses shall meet the requirements of Article 6, Urban Sign District, of the Zoning Ordinance.

Section 13.08 Projecting Signs, Porch Signs and Awning Signs.

- A. Projecting Signs, Porch Signs and Awning Signs shall be permitted.
- B. One (1) Projecting Sign or Porch Sign shall be permitted, per business, in addition to permitted Wall Signs; provided, however, that a business with more than one façade (such as a business on the corner of a multi-tenant building) shall be permitted two (2) such Signs.
- C. Awning Signs may be placed on more than one awning per business provided that they do not exceed the maximum Sign Area limitations. Any letters or logos on an Awning Sign will be a maximum of sixteen (16) inches in height.
- D. Maximum Sign Area: (i) twenty (20) square feet for a Projecting Sign, (ii) six (6) square feet for a Porch Sign and (iii) ten (10) percent of the overall face of the subject tenant's awnings for Awning Signs.
- E. Projecting Signs and Awning Signs shall be a minimum of eight (8) feet above the adjacent sidewalk grade.

Section 13.09 Window Signs, Murals and Wall Scape Signs.

- A. Window Signs shall meet the requirements of Article 6, Sections 6.5, Urban Sign District, of the Zoning Ordinance
- B. Murals, painted on or applied to a wall of a Building, which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted subject to approval by Developer.
 - 1. Not more than four (4) murals may advertise goods, products, services or facilities at a different location other than the location at which the mural is installed.
 - 2. Murals may depict or advertise community, town and other off premise events, businesses or users.
 - 3. If a mural is illuminated, indirect lighting shall be used.
 - 4. A maximum of ten (10) murals are permitted.
 - 5. Wall Scape Signs are contained in frame system assemblies, are flush mounted to the exterior Building skin, which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted.

6. The wall scape sign may depict or advertise community, town and other off premise events, businesses or users. The sign within the frame may change from time to time without the need to obtain additional signage permits.
7. If a wall scape sign is illuminated, indirect lighting shall be used.
8. A wall scape sign shall be permitted a maximum Sign Area of two hundred (200) square feet.
9. A maximum of eight (8) wall scape signs are permitted.

Section 13.10 Temporary Signs. Temporary Signs shall be permitted. Temporary signs shall include signs displayed for the marketing of real estate for sale and/or for lease and other temporary such purposes. Temporary signs in all use blocks other than the Residential & Lifestyle Block shall not be larger than sixteen (16) square feet in Sign Area per sign and shall not exceed ten (10) feet in height when ground mounted. All other aspects of the sign shall meet the requirements of Article 6.2L, Sections 6.2L, Urban Sign District, of the Zoning Ordinance.

Section 13.11 Portable Temporary Signs. Portable Temporary Signs shall be permitted. Portable Temporary Signs shall include portable signs displayed outside a business used to advertise daily specials or other temporary information displayed during business hours. Such signs shall not be larger than eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground. All other aspects of the sign shall meet the requirements of Article 6.2L, Sections 6.2L, Urban Sign District, of the Zoning Ordinance.

Section 13.12 Permitted banners. Banners shall be permitted. Banners may be displayed over and across streets within the Real Estate. Banners may depict or advertise community, town and other off premise events, businesses or users. All other aspects of banners shall meet the requirements of Article 6.2K, Sections 6.2K, Urban Sign District, of the Zoning Ordinance.

Section 13.13 Incidental Signs. Signs less than three (3) square feet in Sign Area and less than three (3) feet in height where ground mounted shall be permitted and shall be approved by the Controlling Developer.

Section 13.14 Decorative poles, street light poles or otherwise, with fabric banners are not defined as a sign and any copy (letters and /or logos) on a banner shall be limited to six (6) square feet in area. These fabric banners may depict or advertise community, town and other off premise events, businesses or users.

Section 13.15 No Sign on the Real Estate shall include an exposed neon lighting source.

Section 13.16 Holliday Farms Internal Signage. All signs pertaining to directions, identification, golf cart crossings, gate openings, trails and other amenities throughout the Real Estate shall adhere to a consistent look and style but shall not be limited in quantity or size, but rather be used as needed throughout in addition to the street sign system.

Section 13.17 Conceptual Character Imagery of some forms of permitted signage are illustrated in Exhibit 14 (Conceptual Character Imagery – Signage).

Section 14. Parking Requirements

Section 14.01 Automobile Parking.

- A. One and one-half (1.5) spaces per Dwelling are required. Parking Spaces (i) within driveways (tandem spaces in front of garages) (ii) for golf carts and (iii) within garages shall count toward this requirement.
- B. For Assisted Living or related uses .5 (one half) spaces per one thousand (1,000) square feet of GFA are required.
- C. For all Retail & Service Uses and Cultural/Entertainment Uses three (3) spaces per one thousand (1,000) square feet of GFA are required. For Clubhouse, two (2) spaces per one thousand (1000) square feet of GFA shall be encouraged but may be adjusted based on number of resident members, golf cart users as determined by Controlling Developer.
- D. For all Office Uses one (1) space per four hundred (400) square feet of GFA is required.
- E. Off-street parking areas for two (2) or more different uses may be provided collectively, as one parking area, so long as the total number of spaces provided is not less than the total of the minimum required spaces for each individual use; provided, however, that where it is established to the Department's satisfaction that adjacent buildings have uses that require parking at complementary times of the day, or complimentary days of the week, then the total number of shared parking spaces provided shall be less than the total of the minimum number of spaces required for each individual use.
- F. Combined parking shall be designed and constructed so as to create a desirable, efficient, and well planned off-street parking area with functional and aesthetic value, attractiveness and compatibility with adjacent land uses.
- G. Adjacent/adjoining parking lots shall be interconnected by internal driveway and coordinated to accommodate pedestrian access.
- H. Paths within parking lots of more than one row shall be integrated to accommodate pedestrians safely from parking areas to sidewalks, walkways and/or Buildings(s). Such paths may be identified by striping only.
- I. Above grade, structured parking facilities are permitted and shall have on all sides architectural features that are compatible with the principal Building(s) with which they are associated.
- J. Parking areas may be constructed without required curb in areas necessary to accommodate storm water management practices. Parking bumpers will be provided in instances where curb is deleted.
- K. In surface parking lots and on street parking areas minimum dimensions of a 90 degree oriented parking space shall be nine (9) feet in width and eighteen (18) feet in length.

Minimum dimensions for angled parking spaces shall be as depicted within the table and diagram illustrated in Exhibit 13 (Street Typology Plan and Street Standards).

- L. In parking structures a parking space may be (i) a minimum width of eight and one-half feet, and one half of the area occupied by supporting columns may be included in determining the width and area of each adjacent parking space, (ii) a minimum opening width of seven and one-half feet and (iii) the minimum height of seven (7) feet.
- M. Internal parking lot drive aisles shall be a minimum of twenty-four (24) feet in width as measured from the outside edge of the parking space to the outside edge of the parking space perpendicular to and on the opposite side of the drive aisle.
- N. Parking for golf carts may be provided throughout the Real Estate and may be used in lieu of two (2) spaces in all blocks except Residential & Lifestyle Block; in the Residential & Lifestyle Block at Clubhouse and other related amenities, golf cart parking may be used, as necessary.
- O. Parking in Clubhouse parking lot or related amenities shall be provided as determined by Developer based on membership and residents.

Section 14.02 Off-Street Loading, Stacking and Service Area Requirements.

- A. Off-street loading and service areas shall be required for office and commercial Uses on the Real Estate. The number, size, configuration and distribution of these areas shall be as shown on an approved DP. Loading docks shall not be required for Clubhouse or related amenities in Residential & Lifestyle Block.
- B. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of Buildings.
- C. Screening and additional requirements are addressed in The Holliday Farms Ordinance.
- D. Stacking requirements for drive-thru service units shall comply with the standards contained in Article 3, Section 3.13. Urban Requirements for Drive-Through Off-Street Stacking Spaces, of the Zoning Ordinance.

Section 14.03 Bicycle Parking and Building Amenities.

- A. Bicycle parking shall be provided throughout the site in order to encourage alternative means of transportation to the site.

Section 14.04 Residential Buildings with a Gross Floor Area containing more than 25,000 square feet shall provide covered, long term bicycle parking at a rate of one (1) space per 10,000 square feet of Building area with a maximum cap of fifteen (15) covered spaces. Long term bicycle parking may include an indoor storage area and/or exterior bicycle lockers, as approved as part of a development plan.

Section 15. Pedestrian Circulation

Specific provisions for incorporating pedestrian and bicycle access, circulation and amenities shall be included in the development of the Real Estate.

Section 15.01 Sidewalks and paths within public street right-of-way shall meet the requirements of the Bike and Pathway Plan for the Town of Zionsville.

Section 15.02 Sidewalks or tails as walkways shall be provided on a minimum of one side of all interior streets and shall allow for pedestrian mobility within The Holliday Farms District. Pathways within the Real Estate shall also be approved for golf cart use.

Section 15.03 Walkways shall be designed to allow pedestrians to access Buildings and Amenity Areas, and shall connect to sidewalks and paths within the public rights-of-way along Michigan Road and Willow Road, as well as the Residential Districts.

Section 15.04 Walkways shall be provided on at least one side of all non-residential Buildings with the exception of Residential & Lifestyle Block and Community Residential Block buildings and shall provide access between rear parking areas and principal Building entrances. The minimum width for such walkways shall be five (5) feet.

Section 15.05 Crosswalks shall be installed at public road entryways where entryways adjoin perimeter streets (*i.e.* at Michigan Road, Willow Road.) Crosswalks shall not be required within private streets, in Residential & Lifestyle and Community Residential Blocks, or for Multi-family lanes.

Section 15.06 Pedestrian access shall be coordinated with adjoining properties with existing trails or sidewalks that adjoin Holliday Farms. Controlling Developer shall work to incorporate municipal or county trail plans, where possible and where applicable and may be installed in various phases throughout the life of the development.

Section 15.07 Construction of walkways and paths within natural common areas shall be permitted to be comprised of crushed limestone aggregate, mulch or a similar material and shall not have a minimum width requirement in order to minimize the impact of the improvements on the natural environment.

Section 15.08 A public multi-purpose path comprised of either asphalt, concrete, masonry pavers or any combination of those or other equivalent materials, will be provided within The Holliday Farms District along Michigan Road, Willow Road and in various areas of the Residential & Lifestyle Block with intention of creating an internal pedestrian connection to Turkey Foot Trail. Such paths may be constructed in phases as parcels are developed within The Holliday Farms District. Golf carts shall be permitted on all pathways installed and financed by Developer, which may include tax increment financing. Perimeter paths along Michigan Road and Willow Road will be twelve (12) feet in width, and the width of other pathways shall be as determined during the Development Plan process.

Section 15.09 Internal multi-purpose pathways shall be five (5) feet in minimum width and comprised of either asphalt, concrete, masonry pavers or any combination of those or other equivalent materials and no size requirement shall apply to golf course paths.

Section 15.10 The proposed conceptual pedestrian circulation is depicted on Exhibit 3 Conceptual Plan.

Section 16. Environmental Systems, Drainage and Streets and Streetscapes

Development will adhere to, or exceed, the terms and conditions of the Zionsville Stormwater Control Ordinance.

Section 16.01 Low Impact Development (LID) techniques shall be encouraged as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for The Holliday Farms District. Examples of such systems include the use of bioswales, bioretention, rain gardens, infiltration trenches and permeable pavers/pavement.

Section 16.02 Detention/retention in Golf Course or amenity areas may be used for other phases or sites. Detention in commercial areas may be shared.

Section 16.03 The street layout (including rights-of-way, pavement widths, and design) within The Holliday Farms District shall be in accordance with the Town's standards for public streets, adapted as appropriate to the topography, unique natural features, and environmental constraints of The Holliday Farms District; provided, however, that new curb and any median cuts to Michigan Road, allowing the described layout, will require approval from the Indiana Department of Transportation, and may cause the described layout to change.

Section 16.04 Alleys shall be permitted based on the following standards:

- A. An Alley shall be a perpetual easement or private way and shall not be dedicated to the public.
- B. May be used in Residential & Lifestyle Block and Community Residential Block with residential Dwellings utilizing the alley for rear access to garages.
- C. Curbing is not required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the corner radius ending at the intersection point of the radius and the path or sidewalk paralleling the intersecting street. A concrete apron may serve as point of termination for the curb.
- D. Permeable Pavers may be used for the pavement section of Alleys.
- E. Utilities may be located within Alleys.

Section 16.05 All streets (including Alleys) within The Holliday Farms District which are to be dedicated for public use and accepted for maintenance by the Town shall be constructed to the standards for the Town and will comply with the applicable provisions of the Zionsville Fire Protection Ordinance as it pertains and applies to gates, turning radii, construction standards and materials at the time of the enactment of this The Holliday Farms Ordinance, unless specified otherwise in Exhibit 13 or other parts of this The Holliday Farms Ordinance.

Section 16.06 Streets within the Holliday Farms District may be private and gated.

Section 16.07 Any parcel or User within The Holliday Farms District, served by a private drive or private street shall not be required to maintain a minimum frontage on a public right of way. Multiple users or Dwellings may be served by a single private drive.

Section 16.08 Exhibit 13 also contains street and trailway standards for The Holliday Farms District.

Section 16.09 Site Access.

- A. The number and configuration of vehicular access drives into the Real Estate and shall be as generally illustrated on the Concept Plan.
- B. One (1) full access drive cuts / street intersections shall be permitted along Willow Road.
- C. Three (3) full access drive cuts / street intersections shall be permitted along Michigan Road. Right-in / right-out access to Michigan Road shall be as generally illustrated on the Concept Plan provided however, that new curb cuts to Michigan Road, allowing the described access, will require approval from the State Department of Transportation, and may cause the described layout to change.

Section 17. Additional Requirements and Standards

Section 17.01 Permitted Commercial / Office Intensity. Maximum average main level square footprint per acre in all Blocks (excluding Residential & Lifestyle Block) shall be an average of 12,000 square feet per acre, so as to prevent large big box users while not eliminating the ability for a large office tenant to occupy multiple floors or buildings. This shall not apply to Continuing Care, senior living or other comparable facilities. Maximum individual retail tenant space for a single tenant shall not exceed 35,000 square feet. Total GFA per acre shall be determined for non-residential buildings.

Section 17.02 Maximum Attached Dwellings. Maximum Attached Multi-family Dwellings shall be agreed upon with DP for The Holliday Farms District.

Section 17.03 Minimum Open Space Requirements. Without the approval of the Plan Commission, there shall be no less than twenty (20) percent of the total District shall be Open space, and may be used for all Blocks and areas cumulatively, which shall replace or supersede any open space requirements. All Open Space, trails, parks, Golf Course and Development Amenities shall be included in Open Space.

Section 17.04 Street and Trailway Standards. See Exhibit 13 for Street and Trailway Standards.

Section 17.05 Common Area Details. Conceptual imagery can be found in Exhibit 16 (Development Common Area Details) and includes but is not limited to a conceptual idea for quality of entryways, bridges, street lighting and other aesthetic details.

Section 17.06 Public Art. Public Art shall be permitted and may be included as part of a DP. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under by this The Holliday Farms Ordinance.

Section 17.07 [RESERVED]

Section 17.08 Gated Streets. Gated and private streets shall be permitted.

Section 17.09 Refuse Storage. Any Accessory Building for storage or disposal of refuse shall meet the following requirements:

- A. Waste and recyclable materials, and, if applicable, grease or other cooking refuse containers shall be fully enclosed on all four sides except for doors or gates, which shall be kept closed unless loading or unloading.
- B. The minimum height of an enclosure shall be the greater of (i) six (6) feet or (ii) the height of the dumpster and/or container plus two (2) feet.
- C. The enclosure shall be architecturally compatible with the principal Building and integrated into the overall site layout.
- D. In order to minimize the number of refuse containers and service trips the use of trash compactors is permitted.

Section 17.10 Premises Identification. Premises identification shall meet the requirements of the postal numbering system provided by the Plan Director for the Town of Zionsville, the U.S. Postal Service and Article 6.5D, Section 6.5D, Urban On-Premise Sign (Building Identification Sign).

Section 17.11 Home Occupations. Home Occupations shall meet the requirements of Article 11.2 Definitions of the Zoning Ordinance and as further regulated in the internal Covenants of the District.

Section 17.12 Outdoor Storage. Outdoor Storage shall be permitted on a limited basis as depicted in Exhibit 4 (Use Table).

Section 17.13 Outdoor Display. As an Accessory Use to the primary Use, a Business shall be permitted to display goods or merchandise in conformance with the requirements of Article 6, Section 6.4 of the Zoning Ordinance. Shall not apply to Residential & Lifestyle Block.

Section 17.14 Temporary Uses. Temporary Uses, including Construction Facilities, Model Homes, Outdoor Sales, Outdoor Special Events, Tents, Seasonal Outdoor Sales, shall be permitted as set forth in Exhibit 4 (Use Table) and the applicable requirements of Article 6, Urban Exempt Signs of the Zoning Ordinance.

Section 17.15 Service Connection Screening. Mechanical equipment, gas meters, and electric meters shall be screened in a manner consistent with Section 11.07 of The Holliday Farms Ordinance and shall be visually screened, where possible. Recesses in Buildings incorporating gates and other screening methods incorporated into the building design shall meet all applicable building code requirements. Essential mechanical or utilitarian rooftop appurtenances shall be screened, and upon the approval by the appropriate authority, such items and their screening may be erected to the minimum height appropriate unless prohibited by other laws or ordinances. Such appurtenances shall be defined as, but not limited to cooling towers, elevator bulkheads, conveyors, heating ventilation air conditioning equipment (HVAC), and rooftop stairway access structures.

Section 17.16 Utilities. Any building requiring water and sanitary sewer service shall be required to connect to the water utility and sanitary sewer utility for such service. Private systems will not be permitted in these areas except for initial sales or welcome center.

Section 18. Declaration(s) of Covenants and Owners Association(s)

Section 18.01 Declarations of Covenant(s) may be prepared by the Controlling Developer and recorded with the Recorder of Boone County, Indiana. There may be multiple Declaration(s) of Covenants

applicable to different portions of the Real Estate, and multiple corresponding Owners' Association(s). The Declaration(s) of Covenants may establish an Architectural Review Board, which shall establish guidelines regarding the design and appearance of all Lifestyle, Office Buildings, Commercial Buildings and Dwelling Buildings.

Section 19. Procedural Provisions

Section 19.01 Approval or Denial of Plats.

- A. With respect to any portion of The Holliday Farms District other than the areas on which lots are developed for Detached Dwellings, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setback or any other standards of this The Holliday Farms Ordinance shall be applied, provided that development of the parcels conforms to an approved Development Plan.
- B. Primary and secondary platting shall be required with respect to any portion of The Holliday Farms District on which lots are developed for Detached Dwellings. All secondary plats for any portion of The Holliday Farms District may be approved administratively by the Department, and may not require a public hearing before the Plan Commission, so long as the proposed secondary plat substantially conforms with the corresponding approved primary plat.
- C. If there is a Substantial Alteration in an approved primary plat, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alterations and Material Alterations may be approved by the Director.

Section 19.02 Approval or Denial of Development Plans.

- A. No Development Plan (DP) approval by the Plan Commission shall be required with respect to Detached Dwellings, Development Amenities and their associated Accessory Structures, landscaping, lighting and signage, but all other buildings and associated parking, landscaping, lighting and signage (not for the overall District) shall require Development Plan (DP) approval by the Plan Commission. The addition of consistent street signage, entryway signage, street lights or crossing signage shall not require a DP filing so long as they are the same as previously approved items.
- B. Development Plan (DP) approval by the Plan Commission, as prescribed in Article 4 of the Zoning Ordinance, shall be necessary prior to the issuance of a building permit.
- C. The Plan Commission shall review a Development Plan (DP) application to determine if the Development Plan (DP) satisfies the Development Requirements specified within The Holliday Farms Ordinance.

- D. If there is a Substantial Alteration in an approved DP, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alterations and Material Alterations may be approved by the Director.

Section 19.03 Modification of Development Requirements. The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in this The Holliday Farms Ordinance. However, any approval of such waiver is subject to all of the following criteria:

- A. The proposal must be in harmony with the purposes and the land-use standards contained in The Holliday Farms Ordinance.
- B. The proposal must enhance the overall development plan, the adjoining streetscapes, and the overall Farm District.
- C. The proposal must not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or The Holliday Farms District, and must not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.
- D. In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of The Holliday Farms Ordinance.
- E. This Section does not affect the right of an applicant to petition the BZA for a variance from development standards.

Section 19.04 Variance of Development Requirements: The BZA may authorize variances from other terms not defined herein of The Holliday Farms Ordinance, subject to the procedure prescribed in Article 8, Section 8.3 of the Zoning Ordinance.

Section 20. Controlling Developer's Consent

Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings, excluding accessory buildings or gatehouses in the Residential & Lifestyle Block or at a main entrance, within the Real Estate;
- D. DP, or primary or secondary plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this The Holliday Farms Ordinance.

Section 21. Violations and Enforcement

All violations and enforcement of The Holliday Farms Ordinance shall be subject to Article 10 of the Zoning Ordinance.

Section 22. Definitions

The definitions (i) of the uses set forth in Exhibit 4 (Use Table), unless otherwise defined below in this Section 22, shall be the same as set forth in the Zoning Ordinance, (ii) of the capitalized terms set forth below in this Section 22, as they appear throughout The Holliday Farms Ordinance, shall have the meanings set forth below in this Section 22 and (iii) of all other capitalized terms included in The Holliday Farms Ordinance and not defined below in this Section 22, shall be the same as set forth in the Zoning Ordinance.

Accessory Structure: A structure which is subordinate to a Building or primary use located on the Real Estate and which is not used for permanent human occupancy.

Accessory Use: A use subordinate to the primary use, located on the real estate or in the same Building as the primary use, and incidental to the primary use.

Amenity Area: An area containing recreational facilities including, without limitation, any one or a combination of the following: (i) a swimming pool, (ii) a bath house with changing rooms and storage, (iii) recreational equipment, (iv) tennis court, (v) basketball court, (vi) bocce ball court, (vii) indoor and/or outdoor workout areas, and (viii) any other recreational facilities approved by the Director.

Architectural Review Board. A board, established by the Declaration(s) of Covenants, responsible for reviewing all improvements after the initial, original construction of Buildings, Dwellings, and other improvements. In the case of improvements in the Residential & Lifestyle Block such review will occur prior to the initial original construction as well as after as outlined above.

Architectural Standards: The Architectural Standards attached hereto and incorporated herein by reference as Exhibit 6 (Architectural Standards). In the case of the Residential & Lifestyle Block, such standards will be created and administered by Architectural Review Board.

Attached Dwelling. Dwellings which are attached vertically or horizontally. Attached Dwellings may be rented, sold as condominiums or as individually deeded lots. CCRC's shall not be within the definition of Attached Dwellings and, as such, all references in this ordinance to Attached Dwellings shall exclude CCRC's.

Block(s): Any one or any combination of (i) Residential & Lifestyle Block as depicted on Exhibit 3 (Use Block Plan) or as context requires; (ii) Community Residential Block; (iii) the Central Mixed Use Block; and (iv) the Historic Hospitality & Office Block.

Building: A structure having a roof supported by columns and walls, for the shelter, support, enclosure or protection of persons, animals, chattel, or property. When separated by party walls, each portion of such a building may be considered a separate Building.

Building Height: The vertical distance from the first finished floor elevation to the highest point of the roof, excluding parapet walls, and entry elements for a flat roof, to the deck line of a mansard roof and to the mean height between the eaves and the ridge for gable, hip and gambrel roofs.

Building, Multi-tenant, Ground Floor: An Office or Commercial Building, occupied by two (2) or more businesses.

BZA: The Town's Board of Zoning Appeals.

Clubhouse(s): The main building or accessory pavilions comprising welcome center or sales offices, indoor/outdoor fitness and training facilities, practice areas, private or group training or instruction, simulation or technology, retail sales, meeting space, event facilities and rental, locker rooms, spa, dog washing station, babysitting/daycare, cooking instruction, professional offices, club rental/service or sales, concession stands on the course, food and beverage services/sales and associated business uses, snack bars, private bars, coffee bars, catering, commissary, instructional schools, outdoor/terrace dining and grilling, score and leader boards.

Commercial Building(s): Any Building, occupied primarily by any Retail and Service or Cultural / Entertainment Use. Office buildings and Dwellings are not within this definition of Commercial Buildings.

Concept Plan: The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 2 (Concept Plan). The Concept Plan depicts a potential layout of the internal drives, Building areas, Buildings, and parking areas permitted by this The Holliday Farms Ordinance. The Concept Plan is conceptual and preliminary, only, and the final site plan(s) shall comply with the Development Requirements and may vary from the Concept Plan with respect to, among other things, the size, location, and configuration of walkways, drives, building pads, landscape areas and parking areas may change; provided, however, the Zionsville Plan Commission shall have final approval authority concerning a final plan through its Development Plan approval process.

Conceptual Character Imagery: These are comprised of photographs, elevations and renderings and are intended to generally and conceptually illustrate an application of the Development Requirements and elements of the anticipated character of The Holliday Farms District. While the Conceptual Character Imagery are representative in nature and are not intended to specify exactly what will be built and developed, they do fairly and accurately depict the scale of buildings, quality of materials, as well as the look and feel of the contemplated improvements. For instance, final Buildings designs will comply with the Architectural Standards, but may vary from the Conceptual Character Imagery of Buildings (e.g., the use of stone in lieu of brick or vice versa). The Conceptual Character Imagery establishes a benchmark for the quality of the Buildings.

Continuing Care: The provision of lodging, nursing, medical or other health related services to an individual pursuant to an agreement effective for the life of the individual or for a period greater than one year.

Continuing Care Retirement Community ("CCRC"): A place where Continuing Care is provided to senior citizens and which may include support services and facilities, including without limitation, (i) indoor recreation (including swimming pool, solarium and lounges), (ii) physical therapy, (iii) entertainment rooms, (iv) exercise rooms, (v) libraries, (vi) computer rooms, (vii) kitchen, food service, and dining rooms, (viii) automatic teller machines, (ix) administrative offices, (x) storage spaces, (xi) chapels, (xii) gift shops, (xiii) hair stylist/barber shops, and (xiv) assisted living and/or nursing beds. As a use a CCRC is permitted and regulated as and under the category of a Nursing/Retirement/Convalescent Facility set forth in the Exhibit 4 (Use Table).

Controlling Developer: The Controlling Developer shall mean Henke Development Group, LLC, until the earlier of (i) Henke Development Group, LLC no longer owns any portion of the Real Estate; or, (ii) Henke Development Group, LLC transfers or assigns, in writing, its rights as Controlling Developer. Such Rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

County: Boone County, Indiana.

Cultural / Entertainment Uses: The Uses identified on Exhibit 4 (the Use Table) under the heading of Cultural / Entertainment Uses.

Declaration(s) of Covenants: Declaration(s) of Covenants, Conditions and Restrictions applicable to the Real Estate, or any portion thereof, which may be prepared and recorded by the Controlling Developer in the office of the Recorder of Boone County, Indiana, and which may, from time to time, be amended.

Department: The Town of Zionsville Planning Department.

Detached Dwelling: A Dwelling that is not attached to another Dwelling and is developed with no party-walls and with open yards on at least three sides. The term Detached Dwelling does not include mobile homes, recreational or motor vehicles.

Development Amenities: Community features that provide comfort, convenience, pleasure, and increased quality of life within the District which may include, but are not limited to: the Clubhouse, Golf Course and trails, Farmstead and uses, lakes and aquatic recreation, non-motorized lake recreation and rentals, parks, shared common area, private or public dog parks, gyms or fitness facilities, community event barns, basketball courts, ball-fields (soccer, football, etc.), disc golf course, outdoor tented patio, theater facility; restaurant and dining, outdoor grill area, equestrian trails and stables; picnic or barbecue areas or pavilions, playgrounds, tree houses, sand volleyball courts, bocce, outdoor yoga terrace and racquetball courts, and other similar uses as determined by the Director.

Development Plan ("DP"): A specific plan for the development of the Real Estate, or any portion thereof, that contains the plan documentation and supporting information required, including but not limited to the site plan, overall plan, building elevations, sign plan, landscape plan and lighting plan, which is submitted for approval, showing proposed locations of site improvements, facilities, buildings, structures, and elevations.

Development Requirements: Written development standards and any written requirements specified in The Holliday Farms Ordinance, which must be satisfied in connection with the approval of a Development Plan.

Development Standards Matrix: Exhibit 5 (Development Standards Matrix) identifying the bulk requirements applicable to each Block.

Director and/or Director, Plan: The director of Planning & Economic Development for the Town of Zionsville, Indiana.

Dwelling: A portion of a building intended for occupancy by a residential user. A Dwelling includes an Attached Dwelling. Dwelling does not include a living unit within a CCRC.

Dwelling Building: A Building comprised primarily of Dwellings.

Farmstead Uses: The uses of the land that include existing or future improvements for an active and operational farm, processing, packaging, merchandising, sale and distribution of beverage and food items on-site and off-site, including but not limited to dairy, herbs and spices, vineyard or brewery for production/sale of spirits, wine or beer, produce or creamery. Uses may also entail private gardens or gardening plots, co-operative garden or farm for picking produce, animal interaction (i.e. pony rides, petting zoo), educational experiences or tours, indoor/outdoor dining, grilling or tasting rooms. Farmstead may comprise a main building for customer interaction or offices, as well as ancillary buildings or barns for storage, operations, warehousing, distribution, refrigeration, animals or other related operations, including

equestrian riding academies and stables or petting zoos, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are permitted, as well as diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafes, and tea rooms.

Golf Course and Club Uses: (collectively, "Golf Course Uses") Land comprising a public or privately owned golf course and club facilities, together with its related ancillary and accessory uses, improvements, and structures, catering to patrons of the facility, rather than the general public. Facilities include, but are not limited to:

Golf Course: The eighteen (18) hole championship golf course, the nine (9) hole executive golf course, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, re-fueling/charging, maintenance).

Recreational Facilities: Tennis and paddle tennis courts, indoor or outdoor swimming pools, recreational practice fields, basketball or racquetball courts, outdoor sand volleyball, playgrounds, cart paths, Development Amenities, Trails, outdoor event/tent facility, picnic pavilions, outdoor fire pits, small amphitheater or outdoor movie screen, tree house and security house.

Maintenance Facilities: Repair and storage facilities primarily for the maintenance and repair of golf carts and other related equipment for the course and facilities, pump house, maintenance facilities, barns, sheds and related buildings, outdoor storage, equipment repair/refueling/cleaning, public address/storm signaling system, solar or alternative energy panels, small warehouses or barns for indoor storage of maintenance or construction equipment and shall be consistent with overall design theme and may be included in the Clubhouse or may be separate structure(s);

Food and Beverage Uses: Dairy bars, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are permitted as well as diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, brewery or vineyard, coffee shops or coffee cafes and tea rooms as well as temporary food trucks or mobile concession carts.

Gross Floor Area or GFA: The sum of the total horizontal areas of the several floors of a building(s), measured from the interior faces of exterior walls. The term Gross Floor Area shall include basement, elevator shafts, stairwells of each story and garages. Floor space used for mechanical equipment, attic space, interior balconies and mezzanines shall be excluded.

Home Occupation: An Accessory Use conducted in an Attached Dwelling or Detached Dwelling that is clearly incidental and secondary to the Use of the Dwelling for dwelling purposes.

Loft: One or more rooms which are connected together and located above the first floor of any building occupied by a non-residential use and which (i) are arranged, designed, used, and intended for use by one or more human beings for owner occupancy, rental or lease on a monthly or longer basis, and (ii) include lawful cooking, eating, sleeping space and sanitary facilities reserved solely for the occupants thereof.

Material Alteration: Any change to any plan approved as part of a Development Plan that involves the substitution of one material, species, element, etc. for another of equivalent quality.

Minor Alteration: Any change to any plan approved as part of a Development Plan and/or the Use Block Plan that involves the revision of less than fifteen percent (15%) of the plan's total area or approved materials and cannot include an increase in the amount of approved units, an increase in the amount of approved retail square footage, an increase in the amount of approved office square footage, a decrease in the amount of required open space, or the elimination of required plantings.

Office Building: Any Building, occupied primarily by any Office Uses, other than a sales/rental office for the sales and/or rental of Dwellings located temporarily in Dwellings.

Office Uses: The Uses identified on the Use Table under the heading of Office Uses.

Open Space: An area of land not covered by Buildings, parking structures, parking lots, or Accessory Structures except for recreational structures. Open Space may include nature areas, streams, creeks, ponds and floodplains, meadows or open fields containing baseball, football and soccer fields, swimming pools, bicycle paths, green belt buffers, plazas etc. Open Space does not include street right-of-way, platted residential lot area, private yards.

Owners Association(s): Owners Association(s) established by the Declaration(s) of Covenants.

Parking Space: An area, unenclosed or enclosed in a Building or in an Accessory Building, permanently reserved for the temporary storage of one automobile and connected with a street or alley.

Plan Commission: The Zionsville Plan Commission.

Real Estate: The Real Estate legally described in Exhibit 1 (Legal Description).

Residential Building: Any Building, occupied primarily by any residential uses.

Retail & Service Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of Retail & Service Uses.

Sign: Any type of sign as further defined and regulated by this The Holliday Farms Ordinance and Article 6 of the Zoning Ordinance. Any structure, fixture, placard, announcement, declaration, device demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Sign Area: The area of a sign shall be computed to include the area within a combination of the smallest regular geometric forms together containing the copy and the logo of the sign. Maximum sign area shall be the maximum sign area for each side of a multi-sided sign. Frames and structures, including decorative, colored and lit backgrounds, not containing advertising matter shall not be included in the computation of sign area.

Sign, Directory: A sign identifying the names and locations of the occupants of a building. A directory sign may utilize Changeable Copy. For the purpose of this Ordinance a directory sign is not counted as a Ground Sign even if it is supported from the ground.

Sign, Height of Ground: The vertical distance measured from the ground level upon which the sign is established to the height of the upper limit of the Sign Area.

Sign, Identification: A sign that is limited to the name and/or address of a building, institution or person; to the activity carried on in the building or institution; the occupation of the person; and/or the logo.

Sign, Porch: A sign attached to a porch or overhang.

Sign, Projecting: A sign attached to and support by a Building and which extends out at any angle there from.

Substantial Alteration: Any change to any plan approved as part of a Development Plan and/or the Use Block Plan that involves the revision of fifteen percent (15%) or more of the plan's total area or approved materials.

Town: The Town of Zionsville, Indiana.

Use Block Plan: The Use Block Plan attached hereto and incorporated herein by reference as Exhibit 3 (Use Block Plan).

Use Table: The Use Table attached hereto and incorporated herein by reference as Exhibit 4 (Use Table) identifying the Blocks and the Uses permitted within each Block.

User: An owner or tenant of a particular area within The Holliday Farms District.

Zone Map: The Town's official Zone Map corresponding to the Zoning Ordinance.

Zoning Ordinance: Town of Zionsville Zoning Ordinance, as amended.

Exhibit 1

Exhibit 1

Legal Description

Total Acreage: 597.5 Acres

Rogers Parcel – 593.47 Acres

PARCEL 1: PART OF THE NORTHWEST QUARTER OF SECTION 25, AND PART OF THE NORTHEAST QUARTER OF SECTION 26 ALL IN TOWNSHIP 18 NORTH, RANGE 2 EAST IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 1342.19 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST ALONG A FENCE LINE 1310.94 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 88 DEGREES 52 MINUTES 18 SECONDS WEST ALONG A FENCE LINE 544.17 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG A FENCE LINE AND THE PROLONGATION THEREOF TO A POINT ON THE CENTERLINE OF COUNTY ROAD 400 SOUTH WHICH IS ON A LINE WHICH BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE ON SAID NORTHEAST QUARTER WHICH IS 382.82 FEET SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 86 DEGREES 37 MINUTES 48 SECONDS EAST ON SAID CENTERLINE 1892.25 FEET TO THE AFORESAID POINT ON SAID EAST LINE, BEING ALSO ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 88 DEGREES 09 MINUTES 03 SECONDS EAST ON SAID CENTERLINE 186.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHEASTERLY CURVING TO THE LEFT ON SAID CENTERLINE AN ARC DISTANCE OF 199.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78 DEGREES 14 MINUTES 01 SECONDS EAST TANGENT WITH SAID CURVE AND ON SAID CENTERLINE 368.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 421 (MICHIGAN ROAD) AS NOW LOCATED AND ESTABLISHED; THENCE SOUTH 20 DEGREES 29 MINUTES 08 SECONDS EAST ON SAID U.S. HIGHWAY CENTERLINE 296.32 FEET; THENCE SOUTH 20 DEGREES 21 MINUTES 32 SECONDS EAST ON SAID CENTERLINE 1426.05 FEET TO THE NORTHERLY LINE OF THE TOWN OF HAMILTON, AS LAYED OUT IN THE PLAT OF CLARK'S TOWN (NOW HAMILTON) RECORDED FEBRUARY 23, 1838 IN DEED RECORD 3, PAGE 364 AND RE-RECORDED SEPTEMBER 8, 1857 IN PLAT BOOK 1, PAGE 41 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 69 DEGREES 38 MINUTES 28 SECONDS WEST ON SAID NORTHERLY LINE 313.57 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 20 DEGREES 21 MINUTES 32 SECONDS EAST ON THE WESTERLY LINE OF SAID PLAT 656.45 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 19 MINUTES 05 SECONDS WEST ON SAID SOUTH LINE 1273.61 FEET TO THE PLACE OF BEGINNING, CONTAINING 142.43 ACRES, MORE OR LESS. PARCEL 2: PART OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST 901.44 FEET SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 08

MINUTES 59 SECONDS WEST ON SAID NORTH LINE 440.75 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST ALONG A FENCE LINE 1310.94 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 88 DEGREES 52 MINUTES 18 SECONDS WEST ALONG A FENCE LINE 544.17 FEET TO AN IRON PIN AT A FENCE Order Number: NCS-836486-INDY Page Number: 5 CORNER; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ALONG A FENCE LINE AND THE PROLONGATION THEREOF 1102.73 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 400 SOUTH, WHICH IS ON A LINE WHICH BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH IS 382.82 FEET SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 383.50 FEET TO THE NORTHEAST CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED IN DEED RECORD 202, PAGE 81 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ON THE EAST LINE OF SAID REAL ESTATE 239.80 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID REAL ESTATE; THENCE SOUTH 72 DEGREES 21 MINUTES 01 SECONDS WEST ON THE SOUTHERLY LINE OF SAID REAL ESTATE AND THE PROLONGATION THEREOF BEING THE SOUTHERLY LINE OF REAL ESTATE DESCRIBED IN WARRANTY DEEDS RECORDED IN DEED RECORD 201, PAGE 96 AND DEED RECORD 204, PAGE 666 AND DEED RECORD 207, PAGE 852 IN SAID OFFICE A DISTANCE OF 628.30 FEET TO THE CENTERLINE OF TURKEY FOOT ROAD; THENCE NORTH 23 DEGREES 46 MINUTES 59 SECONDS WEST ON SAID CENTERLINE AND THE WESTERLY LINE OF THE REAL ESTATE DESCRIBED IN THE WARRANTY DEED RECORDED ON PAGE 852 OF THE AFORESAID DEED RECORD 207, A DISTANCE OF 81.60 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF O'NEAL ROAD; THENCE SOUTH 64 DEGREES 49 MINUTES 01 SECONDS WEST ON THE CENTERLINE OF SAID O'NEAL ROAD 491.40 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 128 FEET, MORE OR LESS TO THE APPROXIMATE CENTERLINE OF EAGLE CREEK; (THE FOLLOWING SIXTEEN COURSES AND DISTANCES ARE CHORD BEARINGS AND LENGTHS ALONG THE APPROXIMATE CENTERLINE OF SAID EAGLE CREEK AND ARE INCLUDED FOR COMPUTATION PURPOSES ONLY, THE ACTUAL BOUNDARY OF THE WITHIN DESCRIBED REAL ESTATE FOLLOWS THE MEANDERING OF SAID CENTERLINE) 1.) THENCE SOUTH 06 DEGREES 10 MINUTES 58 SECONDS EAST 423.36 FEET; 2.) THENCE SOUTH 04 DEGREES 35 MINUTES 57 SECONDS WEST 94.50 FEET; 3.) THENCE SOUTH 25 DEGREES 24 MINUTES 01 SECONDS EAST 78.00 FEET; 4.) THENCE SOUTH 52 DEGREES 44 MINUTES 01 SECONDS EAST 152.50 FEET; 5.) THENCE SOUTH 38 DEGREES 14 MINUTES 01 SECONDS EAST 146.00 FEET; 6.) THENCE SOUTH 23 DEGREES 44 MINUTES 01 SECONDS EAST 78.00 FEET; 7.) THENCE SOUTH 38 DEGREES 04 MINUTES 01 SECONDS EAST 108.00 FEET; 8.) THENCE SOUTH 68 DEGREES 34 MINUTES 01 SECONDS EAST 112.00 FEET; 9.) THENCE SOUTH 29 DEGREES 19 MINUTES 01 SECONDS EAST 187.00 FEET; 10.) THENCE SOUTH 40 DEGREES 04 MINUTES 01 SECONDS EAST 182.00 FEET; 11.) THENCE SOUTH 71 DEGREES 34 MINUTES 01 SECONDS EAST 92.00 FEET; 12.) THENCE SOUTH 29 DEGREES 34 MINUTES 01 SECONDS EAST 42.00 FEET; 13.) THENCE SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST 88.00 FEET; 14.) THENCE SOUTH 25 DEGREES 55 MINUTES 59 SECONDS WEST 80.00 FEET; 15.) THENCE SOUTH 01 DEGREES 44 MINUTES 01 SECONDS EAST 75.00 FEET; 16.) THENCE SOUTH 17 DEGREES 18 MINUTES 48 SECONDS EAST 134.02 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 88 DEGREES 43

MINUTES 34 SECONDS EAST ON SAID SOUTH LINE 126 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 22 MINUTES 11 SECONDS EAST 855.41 FEET TO A POINT 456.40 FEET NORTH 01 DEGREES 22 MINUTES 11 SECONDS WEST OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 10 MINUTES 33 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF 1709.55 FEET TO A POINT 901.44 FEET SOUTH 89 DEGREES 08 MINUTES 59 SECONDS WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST PARALLEL WITH SAID EAST LINE 856.23 FEET TO THE PLACE OF BEGINNING, CONTAINING 114.14 ACRES, MORE OR LESS. EXCEPTING THEREFROM PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA, DESCRIBED AS Order Number: NCS-836486-INDY Page Number: 6 FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 08 MINUTES 59 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 749.70 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF AN EXISTING FENCE LINE; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID PROLONGATION AND SAID FENCE LINE A TOTAL DISTANCE OF 1984.76 FEET TO THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID FENCE LINE AND THE NORTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 426.20 FEET TO THE CENTER LINE OF COUNTY ROAD 400 SOUTH (AKA O'NEAL ROAD) AS NOW LOCATED AND IMPROVED ON A LINE THAT BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER THAT IS 382.82 [FEET] SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST MEASURED ON SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECONDS WEST ON SAID CENTER LINE 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECOND WEST ON SAID CENTER LINE 383.50 FEET TO THE NORTHEASTERLY CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED ON PAGE 81 OF DEED RECORD 202 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECOND EAST ON THE EASTERLY LINE OF SAID REAL ESTATE AND THE SOUTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 321.60 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST 475.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.149 ACRES, MORE OR LESS. PARCEL 3: PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 08 MINUTES 59 SECONDS EAST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 749.70 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF AN EXISTING FENCE LINE; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID PROLONGATION AND SAID FENCE LINE A TOTAL DISTANCE OF 1984.76 FEET TO THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 00 SECONDS WEST ON SAID FENCE LINE AND THE NORTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 426.20 FEET TO THE CENTER LINE OF COUNTY ROAD 400 SOUTH (AKA

O'NEAL ROAD) AS NOW LOCATED AND IMPROVED ON A LINE THAT BEARS NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST FROM A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER THAT IS 382.82 [FEET] SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST MEASURED ON SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECONDS WEST ON SAID CENTERLINE 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECOND WEST ON SAID CENTERLINE 383.50 FEET TO THE NORTHEASTERLY CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED ON PAGE 81 OF DEED RECORD 202 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECOND EAST ON THE EASTERLY LINE OF SAID REAL ESTATE AND THE SOUTHERLY PROLONGATION THEREOF A TOTAL DISTANCE OF 321.60 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST 475.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.149 ACRES, MORE OR LESS. PARCEL 4: PART OF THE SECTION 23, SECTION 24, SECTION 25, AND SECTION 26 OF TOWNSHIP 18 Order Number: NCS-836486-INDY Page Number: 7 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BOONE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS WEST (ASSUMED BEARING) ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 195.33 FEET (11 RODS AND 13 5/6 FEET); THENCE NORTH 89 DEGREES 02 MINUTES 37 SECONDS EAST ON AND ALONG AN EXISTING FENCE LINE AND THE PROLONGATION THEREOF 2289.44 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 421 (AKA MICHIGAN ROAD) AS NOW LOCATED AND IMPROVED PER I.S.H.C. PLANS DATED SEPTEMBER 23, 1930 FOR PROJECT 221, SECTION "A"; THENCE SOUTH 20 DEGREES 29 MINUTES 08 SECONDS EAST ON SAID CENTER LINE 537.64 FEET TO A POINT THAT IS 614.45 FEET NORTH 20 DEGREES 29 MINUTES 08 SECONDS WEST OF THE INTERSECTION OF SAID CENTER LINE WITH THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 69 DEGREES 30 MINUTES 52 SECONDS WEST 226.55 FEET; THENCE SOUTH 33 DEGREES 36 MINUTES 01 SECONDS WEST 101.92 FEET TO A POINT THAT IS 309.09 FEET SOUTH 69 DEGREES 30 MINUTES 52 SECONDS WEST OF THE CENTER LINE OF SAID STATE HIGHWAY NO. 421; THENCE SOUTH 20 DEGREES 29 MINUTES 08 SECONDS EAST PARALLEL WITH SAID CENTER LINE 141.00 FEET; THENCE NORTH 69 DEGREES 30 MINUTES 52 SECONDS EAST 309.09 FEET TO A POINT ON SAID CENTER LINE THAT IS 413.67 FEET NORTH 20 DEGREES 29 MINUTES 08 SECONDS WEST OF THE AFORESAID INTERSECTION POINT OF THE CENTER LINE OF U.S. HIGHWAY NO. 421 AND THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 20 DEGREES 29 SECONDS EAST ON SAID CENTER LINE PASSING THROUGH THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 EAST A DISTANCE OF 2575.55 FEET TO THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF COUNTY ROAD 400 SOUTH IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 78 DEGREES 14 MINUTES 03 SECONDS WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 368.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES 1150.00 FEET NORTH 11 DEGREES 45 MINUTES 57 SECONDS WEST OF SAID POINT OF CURVATURE; THENCE SOUTHWESTERLY, CURVING TO THE RIGHT ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, AN ARC DISTANCE OF 199.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT A POINT THAT IS 1150.00 FEET SOUTH 01 DEGREE 50 MINUTES 57 SECONDS EAST OF THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 88

DEGREES 09 MINUTES 03 SECONDS WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 186.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST THAT IS 382.82 FEET SOUTH 00 DEGREES 07 MINUTES 41 SECONDS EAST MEASURED ON SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 86 DEGREES 37 MINUTES 48 SECONDS WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 1892.25 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 104.00 FEET; THENCE SOUTH 75 DEGREES 39 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 383.50 FEET TO THE NORTHEASTERLY CORNER OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED ON PAGE 81 OF DEED RECORD 202 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE SOUTH 71 DEGREES 51 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH AND THE NORTHERLY LINE OF SAID REAL ESTATE AND SOUTHWESTERLY PROLONGATION THEREOF, DISTANCE OF 583.60 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF REAL ESTATE DESCRIBED ON PAGE 852 OF DEED RECORD 207 IN SAID RECORDER'S OFFICE; THENCE SOUTH 39 DEGREES 35 MINUTES 01 SECOND WEST ON THE NORTHERLY LINE OF SAID REAL ESTATE AND THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 99.00 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 01 SECOND WEST ON THE NORTHWESTERLY LINE OF SAID REAL ESTATE AND THE CENTER LINE OF SAID COUNTY ROAD 400 SOUTH, A DISTANCE OF 98.20 FEET TO THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF O'NEAL ROAD; THENCE SOUTH 64 DEGREES 49 MINUTES 01 SECOND WEST ON THE CENTER LINE OF SAID O'NEAL ROAD, A DISTANCE OF 491.40 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECOND WEST ON THE CENTER
Order Number: NCS-836486-INDY Page Number: 8 LINE OF SAID O'NEAL ROAD, A DISTANCE OF 128 FEET, MORE OR LESS, TO THE APPROXIMATE CENTER LINE OF BIG EAGLE CREEK; (THE FOLLOWING THIRTY-SEVEN COURSES ARE CHORD BEARINGS AND LENGTHS OF RANDOM POINTS ON THE CENTER LINE OF BIG EAGLE CREEK AND ARE RECITED FOR CLOSURE COMPUTATION ONLY, ACTUAL BOUNDARY WITHIN DESCRIBED REAL ESTATE IS THE MEANDERING OF THE PHYSICAL CENTER LINE OF BIG EAGLE CREEK) 1.) THENCE NORTH 49 DEGREES 17 MINUTES 05 SECONDS WEST 297.09 FEET. 2.) THENCE NORTH 67 DEGREES 49 MINUTES 58 SECONDS WEST 187.30 FEET; 3.) THENCE NORTH 35 DEGREES 49 MINUTES 09 SECONDS WEST 52.19 FEET; 4.) THENCE NORTH 08 DEGREES 53 MINUTES 07 SECONDS WEST 461.53 FEET; 5.) THENCE NORTH 32 DEGREES 02 MINUTES 50 SECONDS WEST 71.54 FEET; 6.) THENCE NORTH 72 DEGREES 46 MINUTES 00 SECONDS WEST 180.00 FEET; 7.) THENCE NORTH 86 DEGREES 33 MINUTES 49 SECONDS WEST 194.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST; 8.) THENCE NORTH 64 DEGREES 55 MINUTES 50 SECONDS WEST 63.23 FEET; 9.) THENCE NORTH 54 DEGREES 52 MINUTES 42 SECONDS WEST 102.45 FEET; 10.) THENCE NORTH 45 DEGREES 34 MINUTES 32 SECONDS WEST 85.98 FEET; 11.) THENCE NORTH 08 DEGREES 13 MINUTES 21 SECONDS WEST 110.80 FEET; 12.) THENCE NORTH 09 DEGREES 12 MINUTES 07 SECONDS EAST 139.18 FEET; 13.) THENCE NORTH 07 DEGREES 13 MINUTES 33 SECONDS WEST 79.37 FEET; 14.) THENCE NORTH 13 DEGREES 20 MINUTES 02 SECONDS EAST 46.34 FEET; 15.) THENCE NORTH 39 DEGREES 49 MINUTES 14 SECONDS EAST 79.58 FEET; 16.) THENCE NORTH 71 DEGREES 05 MINUTES 52 SECONDS EAST 136.69 FEET; 17.) THENCE NORTH 72 DEGREES 04 MINUTES 40 SECONDS EAST 86.58 FEET; 18.) THENCE NORTH 68 DEGREES 01 MINUTE 57 SECONDS EAST 133.76 FEET; 19.) THENCE NORTH 46 DEGREES 36

MINUTES 48 SECONDS EAST 120.45 FEET; 20.) THENCE NORTH 10 DEGREES 40 MINUTES 41 SECONDS WEST 119.02 FEET; 21.) THENCE NORTH 38 DEGREES 39 MINUTES 44 SECONDS WEST 169.30 FEET; 22.) THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS WEST 111.13 FEET; 23.) THENCE NORTH 31 DEGREES 24 MINUTES 07 SECONDS WEST 43.07 FEET; 24.) THENCE NORTH 19 DEGREES 42 MINUTES 53 SECONDS WEST 102.33 FEET; 25.) THENCE NORTH 06 DEGREES 39 MINUTES 04 SECONDS WEST 212.31 FEET; 26.) THENCE NORTH 12 DEGREES 46 MINUTES 48 SECONDS EAST 64.02 FEET; 27.) THENCE NORTH 36 DEGREES 44 MINUTES 17 SECONDS EAST 123.80 FEET; 28.) THENCE NORTH 47 DEGREES 47 MINUTES 00 SECONDS EAST 72.35 FEET; 29.) THENCE NORTH 20 DEGREES 36 MINUTES 20 SECONDS EAST 80.40 FEET; 30.) THENCE NORTH 18 DEGREES 08 MINUTES 26 SECONDS WEST 122.65 FEET; 31.) THENCE NORTH 46 DEGREES 51 MINUTES 22 SECONDS WEST 111.75 FEET; 32.) THENCE NORTH 56 DEGREES 03 MINUTES 20 SECONDS WEST 88.00 FEET; 33.) THENCE NORTH 54 DEGREES 50 MINUTES 25 SECONDS WEST 116.00 FEET; 34.) THENCE NORTH 42 DEGREES 29 MINUTES 47 SECONDS WEST 69.00 FEET; 35.) THENCE NORTH 22 DEGREES 14 MINUTES 03 SECONDS WEST 249.00 FEET; 36.) THENCE NORTH 00 DEGREES 31 MINUTES 47 SECONDS WEST 51.65 FEET; 37.) THENCE NORTH 17 DEGREES 42 MINUTES 38 SECONDS WEST 254.35 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 88 DEGREES 45 MINUTES 26 SECONDS EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 2095 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING (278.612 ACRES, MORE OR LESS, IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST - - 12.668 ACRES, MORE OR LESS, IN SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 EAST - - 5.757 ACRES, MORE OR LESS, IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST - - 41.120 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST) 338.157 ACRES, MORE OR LESS, TOTAL. PARCEL 5: ALL LOTS IN BLOCK 14 AND BLOCK 15 OF THE ORIGINAL PLAT OF THE TOWN OF HAMILTON, BOONE COUNTY, INDIANA, SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST.

4480 Willow Road

Owner: Henke Development Group, LLC

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North, Range 2 East of the Second Principal Meridian in Boone County, Indiana, more particularly described as follows:

Beginning at a point 1063 feet East of the Northwest corner of said Quarter Quarter Section and run thence East 205 feet, more or less, to a point on the Southwest line of Lot 6 in Block 2 in the Town of Hamilton, Boone County, Indiana, thence South 20 degrees East 2 chains 2 1/2 links (132.99 feet) to the center of the public road, thence South 67 degrees 55 minutes West 276 feet 8 inches following centerline of the public road, thence North 222.70 feet, more or less, to the place of beginning, containing 1.12 acres, more or less.

EXCEPT:

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North Range 2 East, Boone County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of said Quarter Quarter Section, said Northwest corner being described as point "203" on said plat; thence North 89 degrees 23 minutes 43 seconds East 1268.00 feet (deduced from Instrument No. 9706256) along the North line of said Quarter Quarter Section to the Western boundary of the Plat of the Town of Hamilton recorded in Miscellaneous Plat Book, page 41 in the Office of the Recorder of Boone County, Indiana; thence South 20 degrees 36 minutes 17 seconds East 89.78 feet along said Western boundary to point "825" designated on said plat and the point of beginning of this description; thence South 20 degrees 36 minutes 17 seconds East 28.84 feet along said Western boundary and along the prolonged Western boundary of the Plat of the Town of Hamilton to the centerline of Willow Road; thence South 67 degrees 51 minutes 50 seconds West 162.22 feet along said centerline; thence North 22 degrees 08 minutes 10 seconds West 12.54 feet to point "823" designated on said plat, which point is on the Northwestern boundary of said Willow Road; thence North 50 degrees 13 minutes 02 seconds East 52.41 feet to point "824" designated on said plat; thence North 67 degrees 39 minutes 40 seconds East 113.05 feet to the point of beginning, containing 0.098 acres, more or less.

Property Commonly Known as 3650 S. US 421, Zionsville, IN

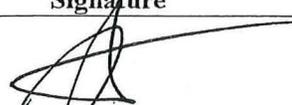
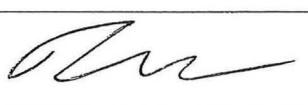
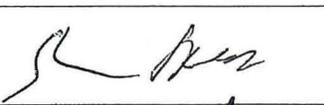
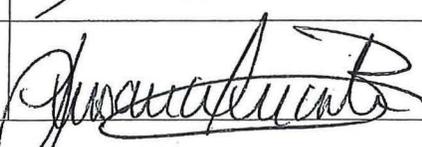
Owner: Gary Essary

Property Commonly Known as 4480 Willow Road, Zionsville, IN

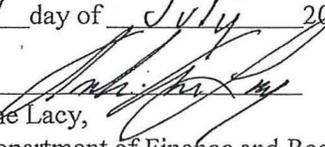
Owner: Eric Morrison

DULY PASSED AND ADOPTED this 2nd day of July 2018,
 by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote
 of 6 in favor and 0 opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
 BOONE COUNTY, INDIANA

	YEA Signature	NAY Signature
Josh Garrett, President		
Bryan Traylor, Vice President		
Elizabeth Hopper, Member		
Jason Plunkett Member		
Thomas Schuler, Member		
Kevin Spees, Member		
Susana Suarez, Member		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Tim Haak on the
3rd day of July 2018, at 9 A m.

ATTEST: 
 Amelia Anne Lacy,
 Director, Department of Finance and Records

MAYOR'S
 APPROVAL


 Tim Haak, Mayor

7.9.2018
 DATE

MAYOR'S
 VETO

 Tim Haak, Mayor

 DATE



EXHIBIT 3 USE BLOCK PLAN

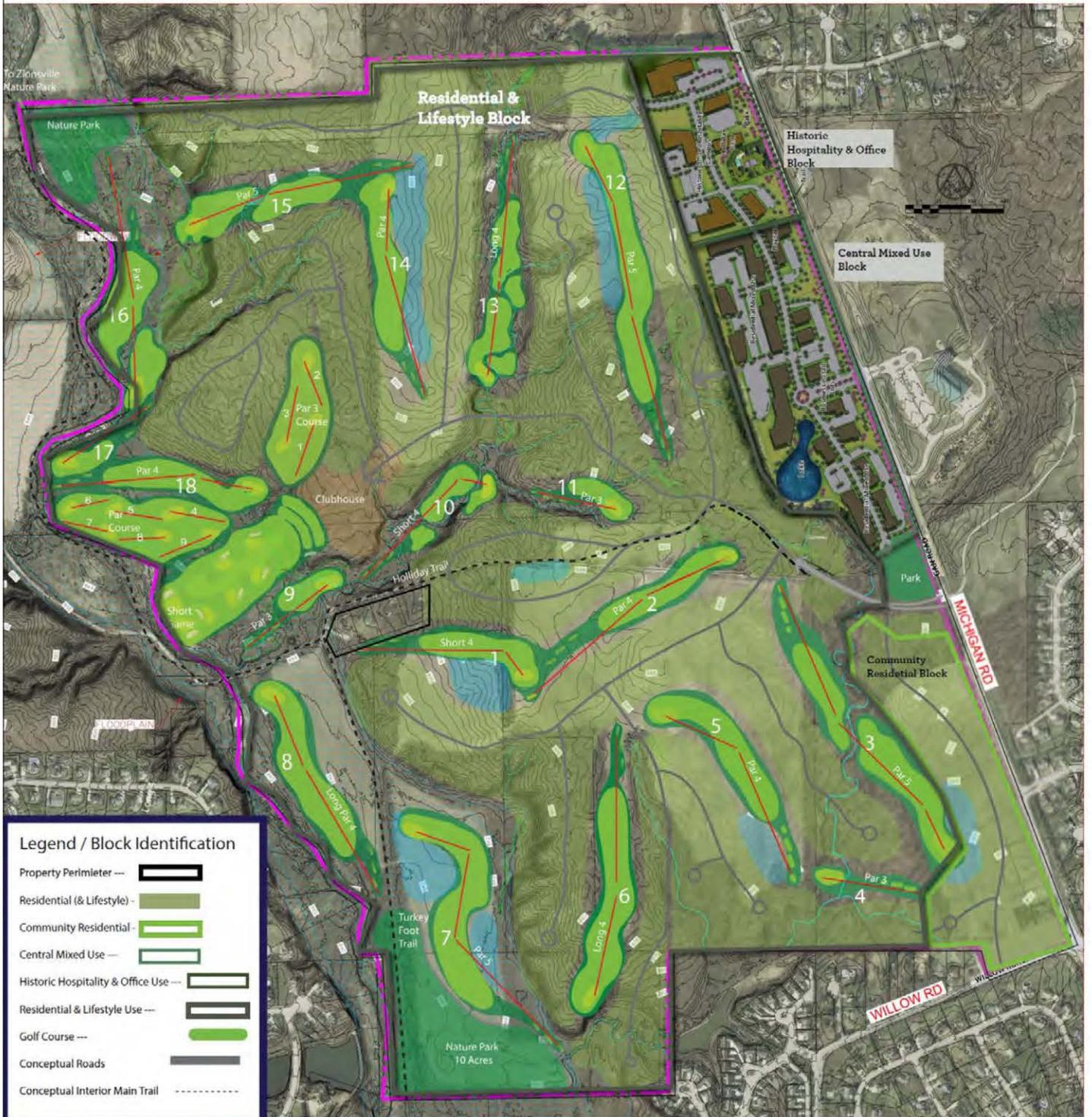


EXHIBIT 4 – USE TABLE

USE BLOCK LEGEND

CMU= The Center Mixed Use Block

HHO = Historic Hospitality & Office Block

RE = The Residential & Lifestyle Use Block – Residential Only

RE-L = The Residential & Lifestyle Use Block – Lifestyle components within RE Block (Clubhouse, Golf Course, etc.)

CR = Community Residential Block

LEGEND

P = Permitted

Blank = Not Permitted

SU = Special Use

A = Accessory Use

	USE BLOCKS				
Residential Uses	CMU	HHO	RE	RE-L¹	CR
Larger Detached Dwellings			P		P
Smaller Detached Dwellings	P	P	P		P
Attached Dwellings – For Sale	P	P	P		P
Attached Dwellings – For Rent	P	P	P	A	P
Multi-Family Dwellings	P	P			
Mixed Use Buildings (Residential & Commercial)	P	P			
Home Occupation	P	P	P	P	P
Bed & Breakfast Inn	P	P		P	
Model Home	P	P	P	P	P
Guest House		P	P	P	P
Boarding or Lodging House	P	P		P	
Nursing/Retirement/Convalescent Facility/ CCRC	P	P			
Private Swimming Pool, etc	A	A	A	P	A
Loft					
Amenity Area	P	P	P	P	P

Office Uses	CMU	HHO	RE	RE-L¹	CR
Clinical or Medical Health Center	P	P			
Research Laboratory or Facility	P	P			
General Offices	P	P		P	
Professional Offices	P	P		P	
Training Facility	P	P		P	

Retails & Service Uses, Continued	CMU	HHO	RE	RE-L¹	CR
Dry Cleaning Establishment (w/out on-site plant)	P	P			
Computer and Electronics Equipment Sales/Repair (indoor)	P			A	
Farmers Market					
Financial Institution (with drive-thru)	P	P			
Financial Institution (without drive-thru)	P	P			
Food Stand	P	SU		A	
Grocery Store ²	P	SU			
Roadside Sales Stand	P	P			
Veterinarian's Office/Small Animal Care and Boarding (no outdoor kennel)	P	P			

Cultural/Entertainment Uses	CMU	HHO	RE	RE-L¹	RE
Art Gallery	P	P			
Art & Music Center	P	P		A	
Hotel		P		A	
Indoor Theater	P			A	
Catering Establishment	P	P		A	
Restaurant, without drive-thru sales	P	P		A	
Restaurant, with walk-up/drive-thru food sales	P				
Meeting or Party Hall		P		A	
Museum	P	P			
Tavern/Brewpub/Microbrewery	P	P		A	
Ice Skating Rink (outdoor / Temporary)	A	A		A	

Recreational	CMU	HHO	RE	RE-L¹	CR
Commercial Recreational Facility, Indoor	P	P		P	
Commercial Recreational Facility, Outdoor (e.g., miniature golf, ice rink)	P			P	P
Community Center	P	P	P	P	P
Country Club	P	P	P	P	P
Golf Course			P	P	P

Recreational	CMU	HHO	RE	RE-L¹	CR
Driving Range, Golf Practice Areas	P		P	P	P
Trails, Private	P		P	P	P
Health/Fitness Facility	P	P		P	
Open Space	P	P	P	P	P
Private Club or Lodge	P	P		P	
Private Recreational Facility	P	P	P	P	P
Park, Public	P	P	P	P	P
Park, Private	P		P	P	P
Riding Stable			A	P	A
Sports Fields / Outdoor Courts	P		A	P	A

Miscellaneous	CMU⁴	HHO⁴	RE	RE-L¹	CR
Artificial Lake, Creek or Pond (non-platted)	P	P	P	P	P
Private Garden Plots	A	P	P	P	P
Entryway Guard Houses / Gate Houses (manned or unmanned for aesthetics)	P	P	P	P	P
Farmstead Uses / Agricultural (permitting continued farming for undeveloped areas)	P	P		P	
Private Restroom Facility Building			P	P	P
Maintenance / Agronomy Center				P	
Outdoor Storage, Agronomy Center				P	
3-Sided Covered Stall Building				P	

Temporary Uses	CMU	HHO	RE	RE-L¹	CR
Construction Facility	P	P	P	P	P
Display, Outdoor	P	P	P	P	P
Model Homes	P	P	P	P	P
Sales, Outdoor	P	P		A	
Sales, Seasonal Outdoor	P	P		A	
Special Event, Outdoor	P	P	P	P	P

Transportation & Communication Uses	CMU	HHO	RE	RE-L¹	CR
Antenna ³	A	A	A	A (Lightening Detection System Only)	A
Collocated Antenna ³	A	A			
Radio and/or Television Studio	A	A			
Radio/Television Transmission Antenna ²	A				
Wireless Telecommunications Antenna or Tower ²	P	P			
Commercial Parking Lot	P	P		P	
Commercial Parking Structure		P		P	
Private Parking Structure	P	P	A	P	P
Private Parking Area	A	A	A	P	P
Private Helicopter Landing/Service Facility					

¹ Accessory Uses approved for RE-L apply to Clubhouse or Club Facilities, not residential Dwellings.

² Total square footage shall not exceed 29,900 SF.

³ If visually integrated with or camouflaged on or within another structure (including but not limited to a chimney stack, church spire, light standard, monument, penthouse, power line support device, or clock tower).

⁴ Permitted as accessory uses only and then to the extent such uses overlap with the adjoining Residential & Lifestyle Use Block and less than 50% of the area of such overlapping accessory use is located within either the CMU or HHO.

EXHIBIT 5

Development Standards Matrix

- 1.1 Single-family Detached Residential Uses: The standards of the Underlying Zoning District, as set forth herein, shall apply to all single-family residential uses in the District, except as otherwise set forth below. The District subarea standard to apply to a specific area of the Real Estate shall be determined by the Developer at the time of the primary plat for that particular area of the Real Estate.

Block Subarea	Minimum Lot			Minimum Setbacks				Max. Bldg. Height ¹	Maximum Percentage of Dwelling Units in Subarea ²
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation		
A	150'	30'	20,000	25'	10'	30'	20'	45'	No Maximum
B	120'	30'	15,000	25'	8'	30'	20'	45'	No Maximum
C	110'	30'	12,500	25'	8'	30'	20'	45'	No Maximum
D	105'	30'	12,500	25'	8'	30'	20'	45'	No Maximum
E	90'	30'	10,000	25'	8'	25'	20'	40'	Total Lots E through G shall not exceed 40% of total lots TOTAL Lots E-J shall not exceed 50%
F	80'	25'	10,000	25'	8'	25'	16'	40'	
G	70'	20'	7,750	20'	5'	10'	10'	35'	Total Lots H through J shall not exceed 30% of total lots TOTAL Lots E-J shall not exceed 50%
H	65'	20'	7,750	20'	5'	10'	10'	35'	
I	60'	20'	7,500	20'	5'	10'	10'	35'	
J	50'	18'	7250	20'	4'	10'	8'	35'	

¹ The clubhouse and similar or ancillary Golf Course Use and Development Amenity buildings shall not exceed sixty (60') feet in height; all other buildings shall not exceed fifty (50) feet.

² Total number of dwelling in the Residential & Lifestyle Block shall not exceed 595 dwelling units.

1.2 Single-family Attached Residential Uses: The standards of the Underlying Zoning District shall apply to attached residential uses, except as otherwise set forth below:

Attached Residential Type	Minimum Building Setbacks				Minimum Dwelling Unit Size (SF)	Maximum Density	Max. Bldg. Height ³
	Private Street	Public Street	Garage from Street	Building Separation			
Duplex	10'	20'	20'	12'	1,500	6 du/acre	50'
Triplex	10'	20'	20'	12'	1,500	10 du/acre	50'
Quadraplex	10'	20'	20'	12'	1,500	10 du/acre	50'
Townhome	10'	20'	20'	12'	1,200	12 du/acre	50'
Condo-minimum	10'	20'	20'	12'	1,200	12 du/acre	50'

1.3 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

³ In no case shall a building exceed two (2) stories in height above ground.

Commercial Development Standards Matrix

Standard	CMU	HHO
Maximum Building Height ¹	Two Stories (Thirty-Nine Feet)	Two Stories (Thirty-Nine Feet)
Minimum Front Yard Setback ²	30'	30'
Minimum Side/Rear Yard Setback ³	50'/15'	50'/15'
Gross Floor Area (Retail Use) ⁴	35,000	35,000

1. Exclusive of taller architectural features such as atriums or other elements which do not include floor area.
2. Measured from U.S. Highway 421 right-of-way.
3. The 50-foot setback applies to a non-residential lot next to an existing residential district (not within The Holliday Farm District). The 15-foot setback applies to a non-residential lot next to a non-residential district.
4. The maximum retail space for a single user shall not exceed 35,000 square feet. However, total square footage for a grocery store or drug store may not exceed 29,900 square feet.

EXHIBIT 6

Conceptual Character Imagery - Residential Block Buildings

Residential community comprising a collection of homes that intertwine throughout the natural features with an array of home sizes, views, settings and more



Custom single family homes











EXHIBIT 7

Conceptual Character Exhibit – Lifestyle Use (Clubhouse, etc.)



**The Club at Chatham Hills
Clubhouse Front Elevation**

S. VIC JONES
and ASSOCIATES
CLUBHOUSE
ARCHITECTS
AND INTERIORS
www.ClubhouseArchitects.com

Chatham Hills Clubhouse Rendering – Under Construction



**The Club at Chatham Hills
Clubhouse Rear Elevation**

S. VIC JONES
and ASSOCIATES
CLUBHOUSE
ARCHITECTS
AND INTERIORS
www.ClubhouseArchitects.com



Chatham Hills Agronomy and Maintenance Barn – Westfield, IN

Bridgewater Club Clubhouse – Westfield, IN

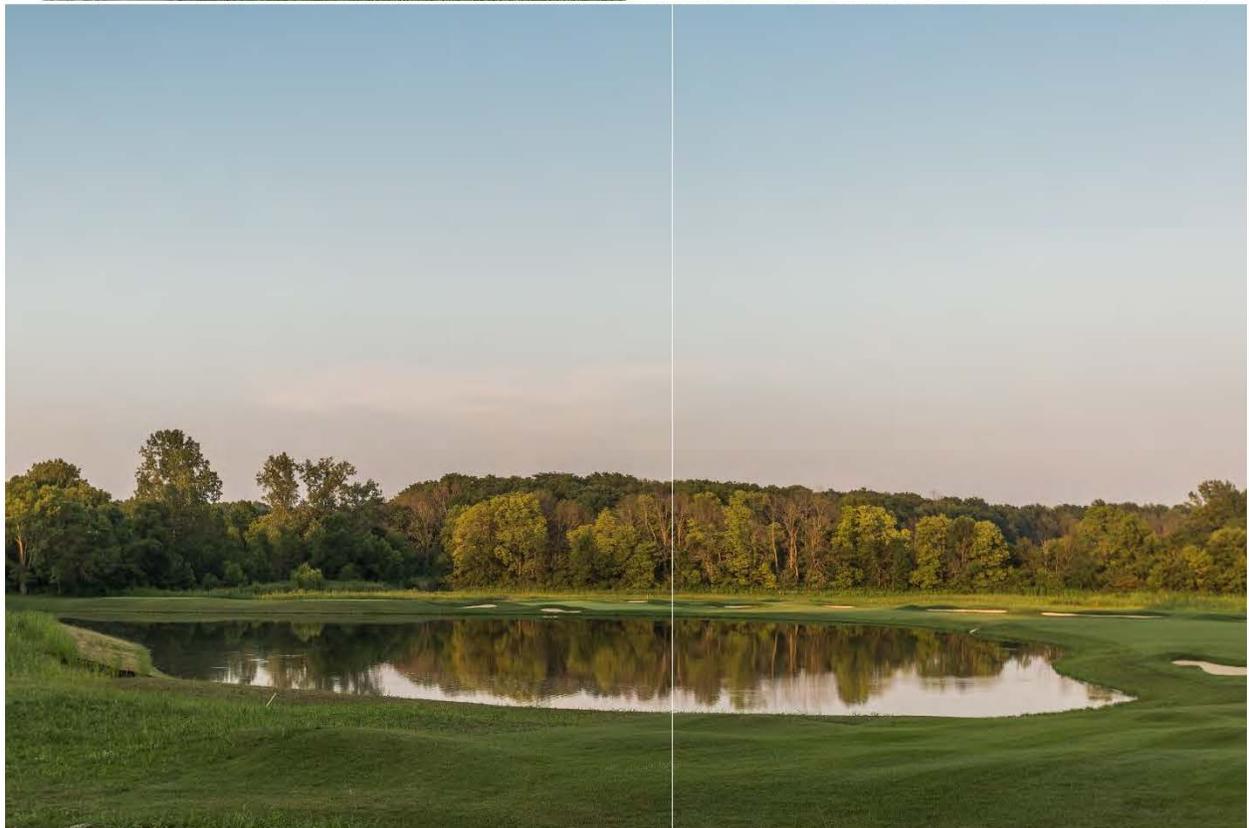


EXHIBIT 8

Conceptual Character Imagery – Development Amenities (Golf, Trails, Parks and more)

Championship Pete Dye-Designed Golf Course, Golf cart-friendly pathways, Trails





Enhance natural surroundings with amenities that fold into the landscape and create a complete lifestyle community



Family camp-out areas, water activities and Treehouse destination in the woods



Connection throughout Zionsville via trails and



Golf cart friendly community



Community Gardens, Wild Flower Fields and Nature Preservation



Nature Parks and Connection to Turkey Foot Trail; Downtown Zionsville Access via Foot, Bike, Golf Cart, Kayak/Paddle Board



Preserve trees and woods and utilize open spaces for parks, residential, common areas



New amenities that enhance existing outdoor amenities

The Meeting House

A gathering place for residents...art rooms, fitness, community meetings, casual dining. The place to meet for coffee in the morning or make s'mores in the evening with freinds.



Swimming, Indoor Fitness, Tennis



Casual dining, outdoor firepits, areas that foster communities and create open spaces at community areas that people enjoy lingering at with friends and family

Golf

Course views from residences and utilize existing open space, incorporating woods, creeks, ravines



Exhibit 9 – Conceptual Character - Community Residential









EXHIBIT 10

Conceptual Character Imagery – Residential Mixed Use and Multi-Family Block



Primrose at Bridgewater – Children’s Early Learning Center – Westfield, IN



Stonecrest Senior Living – Indianapolis, IN



Senior Living Facility – Plymouth, MA



Wellbrooke of Westfield (by Henke Development) – Westfield, IN



Gramercy Apartments in New Albany, Ohio





Mixed Use Apartments

EXHIBIT 11

Conceptual Character Imagery – Central Mixed Use Block





























EXHIBIT 12

Conceptual Character Imagery – Historic Hospitality & Office Use Block

Lindley Farmstead & Gathering Barn (Restored from 1830s)







EXHIBIT 13
Street & Trailway Standards

The following standards shall apply to Holliday Farms:

1. Pavement sections shall comply with the standards for the Town and/or County.
2. Roadways and pedestrian walks & paths, both public and private, are permitted within the “Open Spaces” at the Controlling Developer’s discretion.
3. Existing roadways may be vacated by Owner and utilized as trailways.
4. Existing trailways or property may be dedicated, donated or sold to the Town of Zionsville or County and improved to be a part of the municipal trails and parks plans at no expense to the Town and/or the County.
5. Trailways may connect to existing trailways or paths at the discretion of the Developer.
6. Utilities, irrigation systems, signage, lighting and similar infrastructure may be located within the public rights-of-way at Developer’s discretion and will require a Consent to Encroach Agreement with the Town of Zionsville or the County, as applicable.
7. The minimum horizontal centerline radius for all public streets shall be 100 feet provided that safe stopping sight distance is provided with the right-of-way.
8. The minimum tangent between reverse curves for all public streets shall be zero (0) feet.
9. The minimum curb radius at an intersection for public streets shall be 20 feet with a right-of-way radius of 10 feet with the exception of public streets within the Districts where the minimum right-of-way radius is zero (0) feet.
10. The minimum curb radius at an intersection with a public street for alleys, private streets, frontage places and/or curb cuts shall be 20 feet.
11. Roadways may curve tighter than prescribed in the Zoning Ordinance in an effort to preserve natural features.
12. All cul-de-sacs shall terminate in a circular right-of-way with a minimum diameter of one hundred (100) feet and a minimum pavement diameter of seventy six (76) feet, or other approved arrangement for the turning of all vehicles conveniently within the right-of-way.
13. Private drives are permitted to allow access to multiple Dwelling lots in the Residential Block.
14. The maximum length of a cul-de-sac street shall not exceed 800 feet but may be extended with an in street cul-de-sac.
15. Concrete sidewalks shall be a minimum of five (5) feet wide, 4 inches thick, placed on a grade and shall not be required along a side of any street if no Dwellings are platted on that side or so as to minimize impact of natural habitat.
16. Asphalt walking, bike and multi-purpose paths shall have a pavement section consisting of 110 lbs/sy of #11 bituminous surface placed over 220 lbs/sy of #8 bituminous surface placed over 6” of compacted #53 aggregate base.
17. The use of “Permeable Pavers” may be used in alleys, parking lanes, parking lots, crosswalks and/or gutters at the Controlling Developer’s discretion. “Permeable Pavers” and/or/ other alternative Low Impact Development (LID) pavement sections

- may also be used in travel lanes. If Permeable Pavers are used for construction, these pavement sections will be privately maintained.
18. Placement of asphalt pavement and concrete curb infrastructure within public right-of-way shall be in accordance with the Town of Zionsville or Boone County, as applicable, Right-of-Way Paving Policy and Concrete Curb Policy respectively.
 19. If the Town is petitioned to take over private streets and/or alleys within the Real Estate, and street or alley must be improved to the current governing Town standards as determined by the Town's Engineer prior to acceptance at the sole expense of the petitioner unless otherwise waived by majority passage of the Zionsville Town Council. This shall not apply to Holliday Farm Road.
 20. There shall be no intersections of more than two (2) cross streets within the Holliday Farm District unless a roundabout is installed and adequate sight distance is provided on the roundabout.
 21. In conjunction with other Low Impact Development (LID) practices (i.e. bioswales in common area median, rain gardens adjacent to right-of-way or permeable pavers) the minimum street grade shall be 0%. If no LID practices are used, the minimum street grade shall be 0.5% (1/2%).
 22. Lots within the Residential Estate Use Block shall be permitted to be served by a private drive and will not require minimum frontage on a public right-of-way.

Exhibit 14

Conceptual Character Imagery – Accessory Buildings (Lifestyle Use)



EXHIBIT 15
Architectural Standards

Part 1. Guidelines and Objectives:

- A. The purpose of these architectural guidelines is to establish design parameters for the development of Holliday Farms District.
- B. These guidelines describe an architectural style with a flexible design framework where diverse and creative solutions can coexist in a pleasant and harmonic environment.

Part 2. Design Philosophy:

- A. The design philosophy is intended to blend an incredible natural and beautiful landscape, featuring unique changes in topography, features, tree types, hills and creeks with a stunning Championship Golf Course, full amenities, residential community and place that is inviting and visually stimulating. Golf cart, bike and pedestrian paths, outdoor dining, shopping, and an amenity area offer social, physical and educational activities for the neighborhood.
- B. Many types of architectural styles will be welcomed with residential dwellings in the Residential & Lifestyle Block but will all feature the use of high quality materials, architectural details.
- C. The architectural theme used for the Clubhouse will be carried through to entrances, street signage, lighting, used as a pattern language to guide the commercial architecture and to support a casual lifestyle. The residential architectural styles will emphasize variation and will include a variety of custom architectural styles in a well-balanced layout throughout the community.
- D. Symbolic architectural elements or materials at the entries will create gateways that invite the community and define the unique character from which this development derives its name.
- E. Non-residential Buildings comprising the Residential & Lifestyle Block shall be consistent in overall aesthetic or architectural theme when possible.

Part 3. Architectural Style:

- A. General:
 - 1. The overall architectural treatment of the Commercial Buildings shall be inspired by classic and architectural elements from the main street architecture found throughout New England-Colonial Williamsburg, although comparable complimentary styles will be encouraged.
 - 2. To avoid visual fatigue and to increase the sense of authenticity, the design offers a range of variation on the theme. Facades shall be formed in various proportions by material changes along the length of Buildings, combining rhythmic and harmonious elements in a holistic composition. The variations support the concept of an environment built over time, like any healthy town.
 - 3. To enrich the composition, but in keeping with the quality of design, the Building design shall allow for the individual character of the various businesses to be expressed through elements such as signage, lighting, awnings, knee-wall and store front treatments.
 - 4. Overall, the architectural styles of the various Blocks will be substantially similar to those examples identified as Conceptual Character Imagery exhibits.

B. Building Massing:

1. Flat or sloping roofs with overhangs or articulated cornices will be utilized in many instances in order to create a framework which will be enhanced with horizontal or vertical features to pronounce the focal points of the Buildings.
2. The dimensions and size of the Buildings are “human-scales” to properly relate to the user and to provide a sense of familiarity and comfort.
3. Building facades may be complemented with trellises, canopies and colonnades to create a diversity of experiences to be enjoyed by the user and to provide shelter from the elements.
4. All of these elements, strategically located, serve as visual landmarks to define public spaces and to enhance the sense of order.

C. Materials and Exterior Building Finishes:

1. All buildings shall be designed and constructed with building materials and colors to follow a consistent architectural theme. All exterior sides of the Building shall be finished in approved materials and colors by the Architectural Review Board or Primary Developer. The selection of materials for Holliday Farms shall be evaluated based on their permanence, ability to withstand weather conditions and visual appearance. Materials located in close contact with the public shall be more authentic in character, whereas materials placed above eight (8) feet may be more synthetic in nature.
2. Any number of materials may be used for the design of Holliday Farms. The following is a list of acceptable materials:
 - a. Face brick
 - b. C.M.U. (concrete masonry units)
 - c. Concrete brick
 - d. Glass block
 - e. Cast Stone
 - f. Poured concrete
 - g. Precast concrete
 - h. Colored/decorative concrete
 - i. Limestone
 - j. Simulated stone
 - k. Terracotta
 - l. Fiber Cement Siding
 - m. Stained wood- only in locations minimally exposed to weather
 - n. Stucco
 - o. EIFS (limited to areas 8’ above grade)
 - p. Glass (clear, color, sand blast, etched, etc)
 - q. Storefront (aluminum, wood, steel)
 - r. Curtain wall
 - s. Exposed structure
 - t. Concrete, brick, or asphalt pavers
 - u. Porcelain and/or ceramic tile
 - v. Textured paint
 - w. Clay or colored concrete roof tiles
 - x. Dimensional asphalt shingle roof
 - y. Standing seam metal roof
 - z. Slate roof

- aa. Synthetic slate roof
 - bb. Synthetic Terracotta roof
 - cc. Aluminum or Metal roof/architectural features as accents
- D. Primary Facades: All primary facades of a Building, which for purposes of this Exhibit 6 is the Building façade of which the primary Building entrance exists, shall be designed with consistent style, detail and trim features. No Building façade shall extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. No Building façade shall extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes. Primary facades shall incorporate Building elements such as lighting fixtures and changes in wall surfaces such as awnings, canopies, arcades, colonnades, alcoves, accents, windows, a variety of entry configurations, cornices, pilasters, columns or other Building elements that contribute to the human scale of the Building.
- E. Secondary Facades: Side and rear facades shall be finished in colors similar to the colors of the primary facades. Secondary facades immediately adjacent to a primary façade shall wrap around the Building by incorporating Building materials and detailing of the primary façade for a minimum of 30 percent of the overall wall length, measured from the primary façade. At pass-throughs to parking lots, primary facades shall wrap around sides by 50 percent or more. No Building façade shall extend for a distance greater than three (3) times its average height without a vertical offset, material change, color change or texture change. Secondary facades shall incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.
- F. Residential & Lifestyle District Facades: Breaks shall be encouraged but are not required on facades of Accessory Buildings/Uses for golf or community (i.e. covered stall building), the exterior of Agronomy Buildings or their Accessory Buildings/Uses (i.e. storage), indoor recreation amenities which are a part of the Clubhouse or are an Accessory Use (ie Indoor Swimming Pool) or on Farmstead Use Buildings (i.e. Holliday Barn) due to the nature of the uses. Additional landscaping may be used to help supplement the architectural breaks.
- G. All rooftop HVAC equipment shall be screened from view from within the property when standing at ground level.
- H. Any visible roof penetrations for venting or other purposes shall be painted to match the surrounding color palette or be painted flat black.
- I. Fixed Awnings: Fixed awnings of fabric are approved.
- J. Fences and Screening: Fence construction along the front façade shall be decorative, such as wrought iron style, decorative wood, or a courtyard wall. Ground level mechanical/telecommunication equipment visible from a public street shall be screened with suitable landscaping, walls, or fencing in general architectural compatibility with the Building(s) with which it is associated.
- K. Lighting and Streetscape Signage: All Blocks shall be encouraged to utilize architecturally similar street lighting throughout the development, as well as entryway and street signage to create a cohesive look. While not all elements shall be identical, a complimentary use of materials, colors, fonts or locations shall be encouraged when possible.
- L. Colors: The overall color palette of Holliday Farms may vary but a consistent aesthetic shall be encouraged so there are not buildings or dwellings which feature too bright or neon colors.

Part 4. Design Categories:

- A. In order to better identify the specific design intent for possible uses, these guidelines are divided into design categories associated with the different type of uses. These design

categories encompass possible but not required uses in Holliday Farms. The following is a list of such categories:

1. Retail
 - a. Grocery/Pharmacy Part 5
 - b. Secondary and Service Retail Part 6
 - c. Retail Miscellaneous Part 7
2. Restaurants/Entertainment Part 8
3. Offices Part 9
4. Residential Part 10
5. Hospitality Part 11
6. Amenities / Pedestrian Furniture Part 12
 - a. Clubhouse / Club Facilities Part 13

Part 5. Retail – Grocery / Pharmacy:

- A. The design criteria outlined is intended to provide a design standard whereby larger footprint Buildings can be assimilated within the context of Holliday Farms and facilitate the development’s scale, connectivity, traffic patterns, walk-ability and image. The following is a list of design considerations to be followed:
 1. Facades shall be articulated to reduce any massive scale or impersonal appearance. Facades shall be articulated through the use of (i) changes in the wall plane both horizontally and vertically, (ii) varying materials on the facades, (iii) changes in color of materials, (iv) variation in the fenestration and (v) patterning of the framing for the glazing.
 2. Buildings shall have architectural features and patterns that provide visual interest.
 3. Variation in rooflines is required in order to add interest.
 4. Entryway design elements and variations shall provide orientation and an aesthetically pleasing character to the Building.
 5. Weather protection elements are encouraged but not required in order to reduce Building scale and to provide shelter.
- B. Entrances for these retailers shall have a strong identification, by utilizing a change in massing, signage and/or color, yet shall be compatible with the remainder of Holliday Farms.

Part 6. Secondary and Service Retail:

- A. Smaller Retail and service-oriented shops shall enhance Holliday Farms identity and provide useful amenities to inhabitants and visitors alike. The presence of small retail stores gives a friendly appearance by creating variety and expanding the range of site activities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades.
- B. The design of secondary and service retail shops shall give careful attention to detail at the storefront level, and shall include the following:
 1. Appropriately scaled entryway features including windows, doors, portals, arcades, recesses and overhanging projections.
 2. Attention to appropriate signage and lighting.

3. Environmental and decorative graphics, which will be instrumental in establishing the character and identity of the storefront designs.
 4. Users shall be encouraged to have large quantities of transparency of storefronts and glazing, between piers, at a height varying from 10 feet to 14 feet from grade. Large expanses of blank walls shall be minimized along the storefront of individual businesses. The side and rear of buildings (non-storefront side of businesses) may include similar storefront treatment.
 5. Display windows shall be carefully designed and maintained and shall include frames and base elements.
 6. Façade materials shall be aesthetically pleasing and compatible with materials and colors used throughout Holliday Farms.
- C. Awnings or canopies above storefronts are encouraged to protect shoppers from natural elements.
- D. All roof equipment must be screened from the pedestrian view. Sight line studies must be completed at all grade changes to ensure equipment concealment.

Part 7. Farmstead Uses:

- A. The encouragement of incorporating any historical structures, including but not limited to barns or homes shall apply when possible. These structures and/or their surrounding areas may be utilized to create an agricultural or community area that incorporate the historical elements.

Part 8. Retail – Miscellaneous:

- A. A minimum of eight (8) feet clear width shall be maintained from storefront line to inside façade of any canopy column.
- B. A minimum of two feet from face of curb to outside face of any canopy column shall be maintained.

Part 9. Restaurants / Entertainment:

- A. Restaurants
1. Restaurants are an important component of the fabric of Holliday Farms. They provide indoor as well as outdoor activity and generate a sense of place.
 2. Prototype identity for established restaurants shall be compatible with the rest of the development. Service areas and rear facades shall be properly designed to maintain visual quality.
 3. Outdoor seating areas and patios are permitted and shall be encouraged.
 4. Service areas shall be properly screened.
 5. Exhaust and mechanical apparatus shall be carefully incorporated into the architecture of the Buildings.
 6. Criteria established for restaurants shall be used as a guideline for other entertainment uses.

Part 10. Offices:

- A. The offices component of Holliday Farms shall enhance the vibrancy and appeal of the development by adding human activity at different hours of the day. The architectural style of the offices shall be in keeping with the design philosophy of Holliday Farms.

- B. Freestanding Buildings shall be oriented to encourage visual and physical connectivity with major circulation patterns.
- C. Each Building shall have a minimum of one main entry. Main entrances shall meet the following criteria:
 - 1. Level of design shall be articulated.
 - 2. Use of quality materials is required.
 - 3. Additional height for visual significance will be appropriate.
 - 4. Porte-cochere or entry canopies are recommended but not required.
- D. Service and delivery space shall be designed to minimize its visibility.
- E. Safe means of accessibility from parking areas shall be provided to meet ADA guidelines.

Part 11. Residential:

- A. Residential uses will be the heart of the community and neighborhood to Holliday Farms.
- B. Architectural Style:
 - 1. The architectural style of the residential uses shall be compatible with the balance of Holliday Farms.
 - 2. The massing and entry features of the Building shall be respectful of the human scale and provide an enhanced living experience.
 - 3. The selections of materials shall be complementary and in keeping with Holliday Farms.
 - 4. Windows shall be required on all facades.
 - 5. Anti-monotony will be adhered to as all plans shall be reviewed by the Architectural Review Board to ensure same or similar colors, styles, stone or brick are used on homes within close proximity.
- C. Residential building mass will be varied by integrating individual porches when appropriate. Individual porches will also provide privacy for residents.
- D. Safe means of accessibility from parking areas shall be provided to meet ADA guidelines.
- E. Garages designed for golf carts shall be permitted and may be located on side or rear facades of Dwellings, as approved by Primary Developer or ARB.
- F. Golf carts shall be permitted as a means of transportation throughout Holliday Farms Blocks.

Part 12. Hospitality:

- A. Hotels and similar accommodations will enhance the vibrancy of Holliday Farms at the same time complement other uses such as restaurants and retail.
- B. Facades shall be articulated to reduce any massive scale or impersonal appearance. Facades shall be articulated through (i) the use of changes in the wall plane both horizontally and vertically, (ii) varying materials on the facades, (iii) changes in color of materials, (iv) variation in the fenestration and (v) patterning of the framing for the glazing.
- C. Service areas and rear facades shall be properly designed to maintain visual quality.
- D. Facilities which are either freestanding, or integrated with retail areas, shall be permitted.
- E. Service areas shall be properly screened or incorporated into enclosed docks.

Part 13. Amenities:

- A. The selection of architectural amenities shall be complementary to the architectural character of Holliday Farms. The amenities shall convey a sense of warmth and comfort and be visually appealing and properly integrated into the fabric of Holliday Farms. The materials used for the selected amenities shall be durable and functional.
- B. Natural and paved trail ways shall be approved to use throughout so as to minimize impact to nature.

- C. Two or three-sided open buildings shall be permitted (i.e. hitting stalls).
- D. Amenities are permitted (subject to applicable standards in this Holliday Farms Ordinance) and may include, without limitation, the following:

1. Golf courses
2. Golf course facilities (short game practice area, driving range, teaching facility, Putting)
3. Farmstead Uses (Barn, Bed & Breakfast, Farm, Agritourism, Winery, Tasting Room, Brewery, etc.)
4. Tennis courts
5. Clubhouse
6. Swimming Pools
7. Outdoor fire pits / fireplaces
8. Outdoor kitchens
9. Playgrounds
10. Basketball courts
11. Outdoor sports fields / diamonds
12. Artificial turf pedestrian lawns
13. Bridges
14. Ice skating
15. Sledding Hills
16. Water sports
17. Barns
18. Gardens
19. Benches
20. Ash receptacles
21. Trash and recycling receptacles
22. Decorative poles with fabric banners
23. Bike racks
24. Fountains
25. Gazebo
26. Tower structures
27. Pedestrian walkway / trail-way
28. Bike trail-way
29. Music systems
30. Flag poles
31. Placques
32. Phone enclosures
33. Tables / umbrellas
34. Valet parking booths
35. Clocks
36. Murals
37. Carts and kiosks
38. Customer service booths
39. Vending areas
40. ATM enclosures

- E. Any signs, if included on any of the items noted above, shall be encouraged to be minimal when possible.

Part 14. Clubhouse & Development Amenities:

- A. The selection of architectural amenities shall be complementary to the architectural character of Holliday Farms. The amenities shall convey a sense of warmth and comfort and be visually appealing and properly integrated into the fabric of Holliday Farms. The materials used for the selected amenities shall be durable and functional and are encouraged to be cohesive throughout the Residential and Lifestyle Block when possible.
- B. Natural and paved trail ways shall be approved to use throughout so as to minimize impact to nature.

EXHIBIT 16

Development Common Area Details





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EXHIBIT 17

Ravinia Landscaping

