

**Martinsville Common Council**  
**Meeting Agenda**  
**Monday, August 10, 2026**  
**7:00 PM - City Hall, Council Chambers**

THE CITY OF  
**Martinsville**  
INDIANA



**Call to Order, Invocation., and Pledge of Allegiance**

**Roll Call**

**Consideration of the Minutes**

- A. Consideration of the July 27, 2026, Common Council Meeting Minutes

**Consideration of Claims**

**Clerk-Treasurer's Report**

- A. Yearly Budget
- B. Appropriation

**New Business**

- A. First Reading of Ordinance 2026 -1920 - Ordinance Repelling Chapter 66
- B. First Reading of Ordinance 2026-1921 - Establishing Maple Hills PUD

**Council Comments**

**Public Comment**

**Next Regular Meeting**

- A. The next regular meeting will be on Monday, August 24, 2026, beginning at 7:00 PM in the Council Chambers (Room 202), City Hall, 59 S. Jefferson St., Martinsville, Indiana.

**Adjournment**

Any individuals who requires aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN, contact Ben Meridia, ADA Coordinator, 56 North Main Street, Martinsville, IN, 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

**MARTINSVILLE COMMON COUNCIL  
MARTINSVILLE INDIANA  
MORGAN COUNTY, INDIANA  
JULY 27, 2026**

**Call to Order, Invocation., and Pledge of Allegiance**

Mayor Costin called the Martinsville Common Council meeting to order on July 27, 2026. Pastor John Maples led the prayer for those in attendance. Mayor Costin then led the attendees in the Pledge of Allegiance.

**Roll Call**

Councilor At Large John Badger XIV  
Councilor District 5 Phil Deckard II  
Councilor District 3 Josh Ferran  
Councilor District 4 Suzie Lipps  
Councilor District 2 Ben Mahan  
Councilor At Large Ann Miller  
Councilor District 1 Jonathan Collier

A quorum was declared present.

**Consideration of the Minutes**

- A. Consideration of the July 13, 2026, Common Council Meeting Minutes  
A motion to Approve was made by Councilor District 5 Phil Deckard II. John Badger XIV seconded the motion. The minutes were approved 7-0.

**Consideration of Claims**

A motion to Approve was made by Councilor District 1 Jonathan Collier. Ann Miller seconded the motion. The motion was Passed 7-0.

**New Business**

- A. Second Reading and Consideration of Ordinance 2026-1918 - Amendment to Hanna Farms PUD District

Mr. Coffey presented the ordinance to the council for their consideration. The first reading was at the July 13th council meeting.

A motion to Approve was made by Councilor At Large Ann Miller. Jonathan Collier seconded the motion. The motion was passed 7-0.

**B. Second Reading and Consideration of Ordinance 2026-1919 – Rezoning of Property – Indiana Gratings**

Mr. Coffey presented the ordinance to the council for their consideration. The first reading was at the July 13th council meeting.

A motion to Approve was made by Councilor District 5 Phil Deckard II. Ann Miller seconded the motion. The motion was Passed 7-0.

**C. Consideration of Resolution 2026-0722 - Authorization of Payment of Certain Recurring Operational Expenses**

Mr. Merida presented the resolution to the council for their consideration.

A motion to Approve was made by Councilor District 5 Phil Deckard II. Suzie Lipps seconded the motion. The motion was Passed 7-0.

## **Council Comments**

## **Public Comment**

## **Next Regular Meeting**

- A. The next regular meeting will be on Monday, August 10, 2026, beginning at 7:00 PM in the Council Chambers (Room 202), City Hall, 59 S. Jefferson St., Martinsville, Indiana.

## **Adjournment**

| Name                                                             |                                                                                                  | Signature |      |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|------|
| Phil R. Deckard II, Member, District 5,<br>President Pro Tempore | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
| Jonathan Collier, District 1                                     | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
| Ben Mahan, Member, District 2                                    | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
| Josh Ferran, Member, District 3                                  | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
| Suzie Lipps, Member, District 4                                  | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
| Ann Miller, Member-at-Large                                      | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
| John Badger, XIV, Member-at-Large                                | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |      |
|                                                                  |                                                                                                  |           |      |
| <b>ATTEST</b>                                                    |                                                                                                  |           |      |
| Name                                                             |                                                                                                  | Signature | Date |
| Benjamin K. Merida, Clerk-Treasurer                              |                                                                                                  |           |      |
|                                                                  |                                                                                                  |           |      |
| <b>MAYOR ACTION</b>                                              |                                                                                                  |           |      |
| Name                                                             |                                                                                                  | Signature | Date |
| Kenneth W. Costin, Mayor                                         | Approve <input type="checkbox"/><br>Veto <input type="checkbox"/>                                |           |      |

# Yearly Budget



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# Why the Budget is important

The development and adoption of a municipal budget is one of the elected official's most important responsibilities.

- The budget is the funding tool for operations. The annual budget determines what services your municipality can provide its residents in the upcoming year.
- Allocating scarce resources, it is representative of the public policies.
- It ensures the local governmental entity's obligations are adequately funded (i.e., payroll, debt service, etc.).
- Revenue and spending decisions can impact multiple years.



Budgets are financial plans for the upcoming year that show the forecasted expenditure and income for the municipality. The budgets determine how public resources from the National Revenue Fund will be utilised to perform service delivery obligations and provide for the municipality's needs.

The municipal budget cycle begins on the 1st of July and ends on the 30th of June in the following year. Budgets **need** to be prepared and approved for each financial year. At the close of the financial year, reporting against the approved or adjusted (if any) budget is required in the form of Annual Financial Statements and an Annual report. Council must approve these budgets before the new financial year begins, after proper planning and consultation with ward committees and other stakeholder groups in the area.

The operating budget is probably a municipality's most important work product. The budget serves a number of functions. At the most basic level, it is a legal document that gives local government officials the authority to incur obligations and pay expenses. It allocates resources among departments, reflecting the legislative body's priorities and policies, and controls how much each department may spend.

In most jurisdictions, the budget has evolved to include more than just financial data. A mission statement, goals, and objectives convey how budget decisions relate to a wider vision for the future of the municipality. A budget can also be an evaluation tool, comparing commitments made in the previous year's budget with actual accomplishments.



# Appropriation

*[ə-,prō-prē-'ā-shən]*

The act of setting aside money for a specific purpose.

**Appropriation** refers to the act of **allocating funds for a specific purpose**. In a governmental context, it is a law passed by Congress that provides budget authority to an agency, allowing it to incur obligations and make payments from the U.S. Treasury for specified purposes. Appropriations ensure that money is set aside for particular uses, such as government programs or projects. This process is crucial for managing public funds and ensuring they are used effectively.  [investopedia.com](https://www.investopedia.com) +4

## KEY TAKEAWAYS

- Appropriation is the act of setting aside money for a specific purpose.
- A company or a government appropriates money in its budget-making processes.
- In the U.S., appropriations for the federal government are earmarked by Congress.
- Investors can gauge how well a company manages its cash flow by analyzing how it appropriates its cash and the results.

# ORDINANCE # 2026-1920

## AN ORDINANCE REPEALING CHAPTER 66, ARTICLE 2, SECTION 37 OF THE MARTINSVILLE MUNICIPAL CODE

Comes now the Common Council of the City of Martinsville, Indiana, and as the legislative authority for the City of Martinsville, hereby repeals in its entirety Chapter 66, Article 2, Section 37 of the Martinsville Municipal Code, as the Common Council finds it has been superseded by Chapter 38 of the Municipal Code, and therefore, is no longer applicable.

BE IT HEREBY ORDAINED that Chapter 66, Article 2, Section 37 is hereby repealed.

ALL OF WHICH IS ADOPTED BY COMMON COUNCIL WITH THE CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

| Name                                                             |                                                                                                  | Signature |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|
| Phil R. Deckard II, Member, District 5,<br>President Pro Tempore | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |
| Jonathan Collier, Member, District 1                             | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |
| Ben Mahan, Member, District 2                                    | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |
| Josh Ferran, Member, District 3                                  | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |
| Suzie Lipps, Member, District 4                                  | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |
| Ann Miller, Member-at-Large                                      | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |           |

|                                     |                                                                                                  |                  |             |
|-------------------------------------|--------------------------------------------------------------------------------------------------|------------------|-------------|
| John Badger, XIV, Member-at-Large   | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |                  |             |
|                                     |                                                                                                  |                  |             |
| <b>ATTEST</b>                       |                                                                                                  |                  |             |
| <b>Name</b>                         | <b>Signature</b>                                                                                 |                  | <b>Date</b> |
| Benjamin K. Merida, Clerk-Treasurer |                                                                                                  |                  |             |
|                                     |                                                                                                  |                  |             |
| <b>MAYOR ACTION</b>                 |                                                                                                  |                  |             |
| <b>Name</b>                         |                                                                                                  | <b>Signature</b> | <b>Date</b> |
| Kenneth W. Costin, Mayor            | Approve <input type="checkbox"/><br>Veto <input type="checkbox"/>                                |                  |             |

# **ORDINANCE NO. 2026-2021**

## **OF THE CITY OF MARTINSVILLE, INDIANA**

### **AN ORDINANCE ESTABLISHING THE MAPLE HILLS PLANNED UNIT DEVELOPMENT DISTRICT**

Plan Commission Petition No. 26019

WHEREAS, Ind. Code § 36-7-4-600 confers upon the Common Council of the City of Martinsville the power to determine reasonable zoning requirements for property within the City's corporate boundaries, and Section 2.3 of the Martinsville Zoning and Subdivision Ordinance (the "ZSO") sets forth the process to amend the City's Official Zone Map (the "Zoning Map");

WHEREAS, Chapter 6 of the ZSO provides for the establishment of a Planned Development District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et seq.*;

WHEREAS, the property described in Exhibit A attached hereto (the "Real Estate") in the City of Martinsville is currently zoned AG-Agricultural;

WHEREAS, the City of Martinsville Advisory Plan Commission ("Plan Commission") held a public hearing on July 28, 2026 and certified on \_\_\_\_\_, 2026 to the Common Council of the City of Martinsville a favorable recommendation for rezoning the Real Estate to Planned Unit Development (PUD-R) to be known as the Maple Hills Planned Unit Development District ("Maple Hills District") for the purposes of developing the Maple Hills residential subdivision and establishing by this planned unit development district ordinance (the "Maple Hills Ordinance"); and

WHEREAS, the Common Council of the City of Martinsville, Indiana ("Council" or the "City Council") has been requested to amend the Zoning Map;

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MARTINSVILLE, MORGAN COUNTY, INDIANA, THAT: (i) pursuant to Ind. Code § 36-7-4-1500 *et seq.*, the Council adopts this Maple Hills Ordinance as an amendment of the Zoning Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this Maple Hills 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 this Maple Hills Ordinance; and (iv) the Maple Hills Ordinance shall be in full force and effect from and after its adoption by the City Council.

#### **Section 1. Applicability of Ordinance.**

Section 1.1. Development of the Real Estate shall be governed by the provisions of the ZSO unless modified by this Maple Hills Ordinance and its exhibits. All provisions and

representations of the ZSO that conflict with the terms and exhibits of this Maple Hills Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms and exhibits of this Maple Hills Ordinance.

**Section 1.2.** The Maple Hills Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

**Section 1.3.** The Zoning Map is hereby changed to designate the Real Estate as Planned Unit Development (PUD-R) to be known as the Maple Hills Planned Unit Development District.

**Section 1.4.** The ZSO is hereby amended for the Real Estate in accordance with the provisions of this Maple Hills Ordinance and its exhibits. In all other respects, the ZSO shall remain in effect and unchanged. The underlying zoning district shall be the R1(d) Residential zoning designation (the “R1(d) District”) set forth in the ZSO. Except as modified, revised, supplemented or made inapplicable by this Maple Hills Ordinance, the standards of the ZSO applicable to the R1(d) District shall apply to the Residential Area of the Maple Hills District.

**Section 2. Definitions.** Definitions are set forth as capitalized terms throughout this Maple Hills Ordinance. Terms used in this Maple Hills Ordinance that are not defined in this Maple Hills Ordinance shall have the meanings set forth in the ZSO.

**Section 3. Permitted Uses.**

**Section 3.1.** All uses permitted in the R1(d) District are permitted in the Residential Area.

**Section 4. Concept Plan.** The concept plan attached hereto as Exhibit B (the “Concept Plan”) is hereby incorporated into this Maple Hills Ordinance. The Concept Plan is a pictorial representation of the anticipated development. The actual development of the Real Estate may vary from the Concept Plan, but in all events the actual development of the Real Estate shall be consistent with the written standards set forth in this Maple Hills Ordinance.

**Section 5. Residential Development.** Without the approval of the Plan Commission, Development shall not exceed 160 units.

**Section 6. Development Standards.** The following Development Standards shall apply to development within the Maple Hills area and any standards set in Table 2a of the ZSO which are inconsistent with following standards in this Section 6 are hereby abrogated:

**Section 6.1.** The Minimum Lot Area shall be six thousand five hundred (6,500) square feet.

**Section 6.2.** The Maximum Lot Depth to Width ratio shall be 4.5.

**Section 6.3.** The Maximum Lot Coverage “Primary Building” shall be fifty-five percent (55%) or Three Thousand Five Hundred and Seventy-Five (3,575) square feet.

**Section 6.4.** The Maximum Lot Coverage “All Buildings” shall be fifty-five percent (55%) or Three Thousand Five Hundred and Seventy-Five (3,575) square feet.

Section 6.5. The Minimum Lot Width at Front Lot Line shall be Thirty (30) feet.

Section 6.6. The Minimum Lot Width at Front Setback Line shall be Fifty (50) feet.

Section 6.7. The Front Setback-Primary Building shall be Twenty-Five (25) feet.

Section 6.8. The Rear Setback-Primary Building shall be Twenty (20) feet.

Section 6.9. The Side Setback-Primary Building shall be Five (5) feet.

Section 6.10. The Minimum Living Area Ground Floor area is Nine Hundred Sixty (960) square feet for a one-story Building and Five Hundred Forty (540) square feet for a two or three-story Building. Twenty percent (20%) of the buildings, both two and three story, may have a Ground Floor Living Area that is less than Five Hundred Forty (540) square, but no home shall have a total Living Area less than One Thousand One Hundred Fifty (1,150) square feet.

Section 6.11. The Maximum Building Height shall be Thirty-Five (35) feet.

Section 6.12. A minimum of fifty percent (50%) of homes with a minimum product width at the front setback line of thirty (30) feet shall have a minimum of a brick or stone wainscot that is the lesser of thirty inches (30”) high or to the lowest first floor windowsill height on all four sides of the home. The remaining homes shall contain a minimum of a brick or stone wainscot that is the lesser of thirty inches (30”) high or to the lowest first floor windowsill height on the front elevation.

Section 6.13. A minimum of fifty percent (50%) of homes with a product width at the front setback line of thirty-two (32) feet or greater shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a brick or stone wainscot that is the lesser of thirty inches (30”) high or to the lowest first floor windowsill height on the front elevation.

Section 6.14 Vinyl siding shall have a minimum thickness of 0.042”.

Section 6.15 Anti-monotony of home elevations shall be regulated by Exhibit C.

## **Section 7      Landscaping Standards**

Section 7.1. A minimum of four (4) deciduous trees per 100 feet shall be installed in the center median of the connector road between the development and State Road 44. The center median shall be maintained by the Maple Hills HOA.

## **Section 8.      Temporary Sales Offices and Model Homes.**

Section 8.1. A temporary sales office shall be permitted for each product line offered in the Residential Area. Temporary sales offices shall be removed 45 days after the final home in the development has been sold to an ultimate purchaser. Any land disturbed by the temporary sales office shall be finish graded and seeded by the party who installed the temporary sales office.

Section 8.2. A temporary parking lot may be provided adjacent to a temporary sales office and shall be removed within forty-five (45) days following removal of the temporary sales office.

Section 8.3. A maximum of eight (8) model homes shall be permitted for each product line offered in the development.

**Section 9. Signage.**

Section 9.1. Permanent entryway ground signs may be placed on the east side of the street at the entrance to the subdivision, outside of any right-of-way. A permanent entryway sign may be located within an island of any boulevard street, at the entrance of the subdivision or adjacent to the entrance within common area. Such signs may be no taller than eight (8) feet, exclusive of landscaping elements (columns, arbors, pergolas, etc.) which may be taller, with a maximum sign face area of 100 square feet.

Section 9.2. Incidental signs shall be permitted within the development. Incidental signs may be used to identify common areas and/or amenities.

Section 9.3. Temporary marketing ground signs may be placed at each entrance to the development along SR 44, outside of any right-of-way: provided, however, that any such temporary marketing ground signs shall be removed following the sale of the last home to an ultimate homeowner or within ten (10) years of the recordation of the last final development plan for the Real Estate, whichever is earlier. Such signs shall be no taller than ten (10) feet, with a maximum sign face of sixty (60) square feet and will be maintained in good repair.

**Section 10. Sanitary Sewer.** Maple Hills shall be served by sanitary sewer.

**Section 11. Public Utilities.** Maple Hills shall be served by public water. Electric, internet and phone utilities are also available to the site.

**Section 12. Procedures.** The adoption of this Ordinance and the subsequent consideration of the Preliminary and Final Development Plans shall be consistent and pursuant to the provisions of the Planned Unit Development process as set forth in Chapter 6 of the ZSO (Planned Unit Developments).

**Section 13. Severability.** If any term, provision, or condition contained in this Ordinance shall, to any extent, be deemed invalid or unenforceable, the remainder of this Ordinance shall not be affected thereby, and each term, provision, or condition of this Ordinance shall be valid and enforceable to the fullest extent permitted by law.

**Section 20. Approval.** This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Martinsville.

**DULY PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026, by the  
Common Council of the City of Martinsville, Morgan County, Indiana.

| Name                                                             |                                                                                                  | Signature   |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------|
| Phil R. Deckard II, Member, District 5,<br>President Pro Tempore | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
| Jonathan Collier, District 1                                     | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
| Ben Mahan, Member, District 2                                    | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
| Josh Ferran, Member, District 3                                  | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
| Suzie Lipps, Member, District 4                                  | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
| Ann Miller, Member-at-Large                                      | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
| John Badger, XIV, Member-at-Large                                | Aye <input type="checkbox"/><br>Nay <input type="checkbox"/><br>Abstain <input type="checkbox"/> |             |
|                                                                  |                                                                                                  |             |
| <b>ATTEST</b>                                                    |                                                                                                  |             |
| <b>Name</b>                                                      | <b>Signature</b>                                                                                 | <b>Date</b> |
| Benjamin K. Merida, Clerk-Treasurer                              |                                                                                                  |             |
|                                                                  |                                                                                                  |             |
| <b>MAYOR ACTION</b>                                              |                                                                                                  |             |
| <b>Name</b>                                                      | <b>Signature</b>                                                                                 | <b>Date</b> |
| Kenneth W. Costin, Mayor                                         | Approve <input type="checkbox"/><br>Veto <input type="checkbox"/>                                |             |

## Exhibit A

### Parcel 1:

Parts of the Northeast and Northwest Quarters of Section 2, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

Beginning at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the North line of the Northeast Quarter of said Section 2 on an assumed bearing of North 89 degrees 53 minutes 06 seconds East, 778.37 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 01 degree 03 minutes 11 seconds West, 1061.87 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 89 degrees 53 minutes 39 seconds West, 46.86 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 00 degrees 40 minutes 18 seconds West, 719.40 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 89 degrees 53 minutes 25 seconds West, 736.11 feet to an iron pin (with cap inscribed "DS&E 9500011") on the West line of the Northeast Quarter of said Section 2, said iron pin being South 01 degree 02 minutes 49 seconds West, 1781.34 feet from the North Half Mile Corner of said Section 2; thence along said West line, North 01 degree 02 minutes 49 seconds East, 86.69 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 88 degrees 36 minutes 45 seconds West, 176.66 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 04 degrees 31 minutes 58 seconds West, 39.56 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 03 degrees 21 minutes 58 seconds West, 221.78 feet to an iron pin (found); thence South 83 degrees 08 minutes 03 seconds West, 141.40 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 77 degrees 35 minutes 04 seconds West, 90.63 feet to an iron pin (found); thence South 01 degree 24 minutes 37 seconds West, 378.62 feet to an iron pin (with cap inscribed "DS&E 9500011") on the North right-of-way line of State Road 252, Indiana Project No. 582; thence along the North line thereof for the following three (3) courses and distances: 1) Northwesterly, 71.92 feet along a curve to the left having a radius of 1472.39 feet to an iron pin (with cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 60 degrees 51 minutes 38 seconds West, 71.91 feet; 2) North 62 degrees 17 minutes 44 seconds West, 312.25 feet to an iron pin (with cap inscribed "DS&E 9500011"); 3) Northwesterly, 42.57 feet along a curve to the left having a radius of 858.51 feet to an iron pin (with cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 64 degrees 53 minutes 53 seconds West, 42.56 feet; thence North 10 degrees 21 minutes 49 seconds East, 201.24 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 00 degrees 33 minutes 33 seconds West, 494.31 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence South 87 degrees 54 minutes 27 seconds West, 208.74 feet to an iron pin (with cap inscribed "DS&E 9500011"); thence North 00 degrees 48 minutes 27 seconds East, 922.56 feet to an iron pin (with cap inscribed "DS&E 9500011") on the North line of the Northwest Quarter of said Section 2; thence along said North line, South 89 degrees 59 minutes 33 seconds East, 1003.96 feet to the Point of Beginning. Containing 64.946 acres, more or less.

Parcel 2:

Part of Northwest Quarter of Section 2, Township 11 North, Range 1 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

Commencing at the North Half Mile corner of said Section 2 (as referenced by Type "A" monuments bearing North 43 degrees 29 minutes 08 seconds East, 19.70 feet and South 21 degrees 47 minutes 18 seconds East, 8.98 feet); thence along the north line of the Northwest Quarter of said Section 2 on an assumed bearing of North 89 degrees 59 minutes 33 seconds West, 1003.96 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence South 00 degrees 48 minutes 27 seconds West, 922.56 feet to an iron pin (w/cap inscribed "DS&E 9500011 ") and the point of beginning of this description; thence North 87 degrees 54 minutes 27 seconds East, 208.74 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence South 00 degrees 33 minutes 33 seconds East, 494.31 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 79 degrees 13 minutes 18 seconds West, 218.16 feet to an iron pin (w/cap inscribed "DS&E 9500011") found; thence South 18 degrees 35 minutes 45 seconds West, 182.88 feet to an iron pin (w/cap inscribed "DS&E 9500011") on the north right-of-way line of State Road 252, Indiana Project No. 582; thence Westerly along said right-of-way line, 159.22 feet along a curve to the left having a radius of 858.51 feet to an iron pin (w/cap inscribed "DS&E 9500011"), said curve being subtended by a chord bearing North 88 degrees 03 minutes 35 seconds West, 158.99 feet; thence North 00 degrees 33 minutes 33 seconds West, 397.54 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 87 degrees 54 minutes 27 seconds East, 218.24 feet to an iron pin (w/cap inscribed "DS&E 9500011"); thence North 00 degrees 48 minutes 27 seconds East, 248.39 feet to the Point of Beginning Containing 4.000 acres, more or less.

Parcel 3:

Part of Lot 2 in Faith Missionary Church Minor Plat, as per plat thereof recorded as Instrument #200904614, in the Office of the Recorder of Morgan County, Indiana, and a part of the Southwest Quarter of Section 35, Township 12 North, Range 1 East, in Morgan County, Indiana, being described as follows:

BEGINNING at a stone found at the southeast corner of said Southwest Quarter, also being the southeast corner of said Lot 2; thence South 88 degrees 53 minutes 31 seconds West (basis of bearings per said record plat of Faith Missionary Church) along the south line of said Quarter Section a distance of 110.01 feet; thence North 00 degrees 20 minutes 51 seconds West parallel with the east line of said Quarter Section a distance of 359.33 feet to a point on a tangent curve to the left having a radius of 265.00 feet, being subtended by a chord which bears North 22 degrees 17 minutes 31 seconds West a distance of 198.07 feet; thence northwesterly along said curve an arc distance of 202.99 feet; thence North 44 degrees 14 minutes 11 seconds West a distance of 249.14 feet to a point on a tangent curve to the right having a radius of 235.00 feet, being subtended by a chord which bears North 25 degrees 39 minutes 57 seconds West a distance of 149.68 feet; thence northwesterly along said curve an arc distance of 152.34 feet; thence North 07 degrees 05 minutes 42 seconds West a distance of 90.96 feet to the south right-of-way line of State Road 44 as per the Right-of-Way plans for I-69, Project No. 300382 R/W, the following 5 courses being along said right-of-way line; (1) thence North 87 degrees 46

minutes 20 seconds East a distance of 12.57 feet to a point on a non-tangent curve to the left having a radius of 845.00 feet, being subtended by a chord which bears North 80 degrees 17 minutes 17 seconds East for a distance of 22.37 feet; (2) thence northeasterly along said curve an arc distance of 22.38 feet to a point on a compound curve having a radius of 1368.24 feet, being subtended by a chord which bears North 73 degrees 47 minutes 20 seconds East a distance of 273.72 feet; (3) thence northeasterly along said curve an arc distance of 274.18 feet; (4) thence North 62 degrees 15 minutes 24 seconds East a distance of 64.55 feet to a point on a non-tangent curve to the left having a radius of 1363.24 feet, being subtended by a chord which bears North 63 degrees 33 minutes 55 seconds East a distance of 84.84 feet; (5) thence northeasterly along said curve an arc distance of 84.85 feet to a 5/8" rebar with yellow cap stamped "ROSS HOLLOWAY IND S0530" found on the east line of said Quarter Section; thence South 00 degrees 20 minutes 51 seconds East along said east line a distance of 1092.66 feet to the POINT OF BEGINNING, containing 5.27 acres, more or less.

## **Exhibit B**

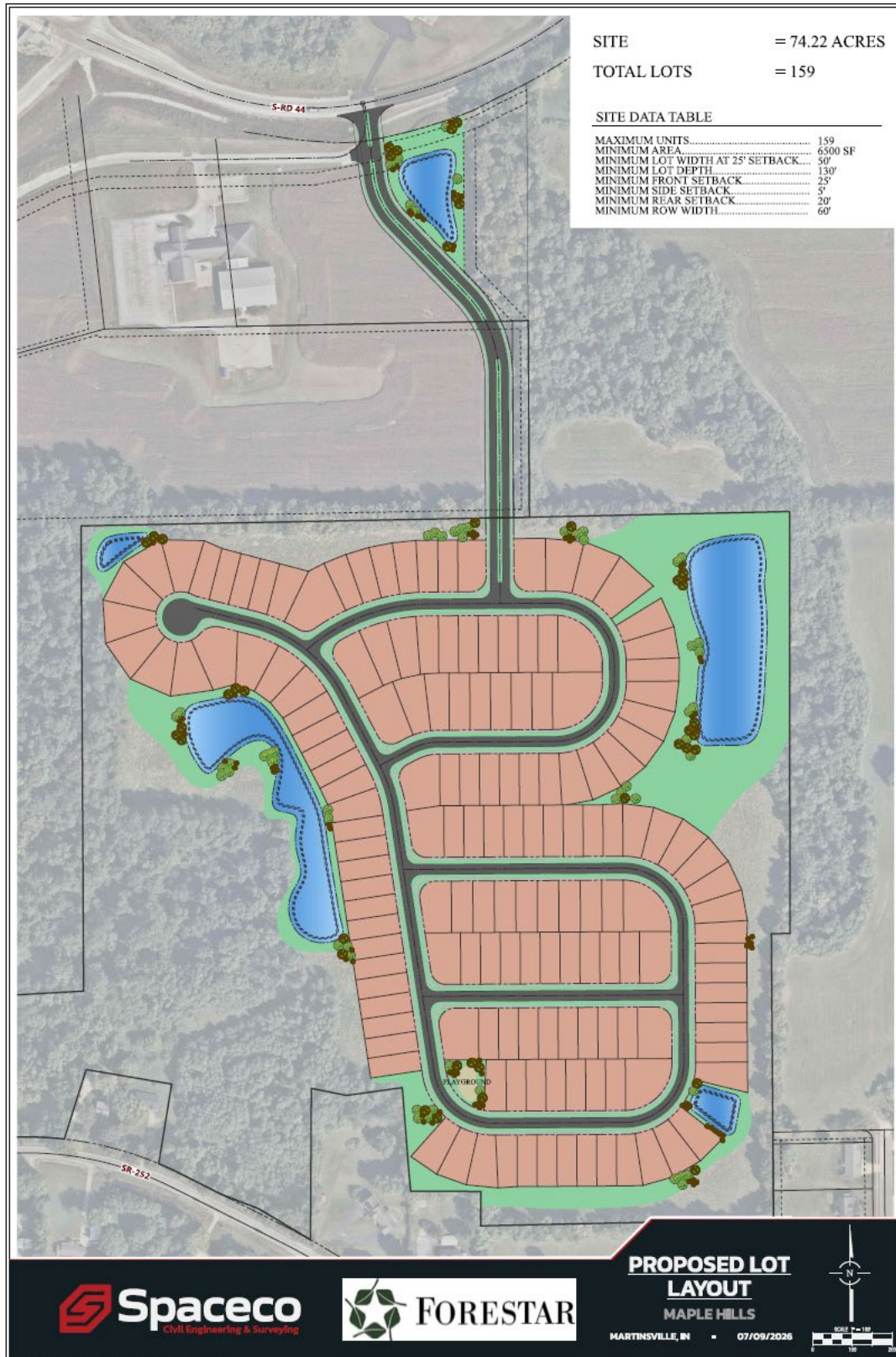
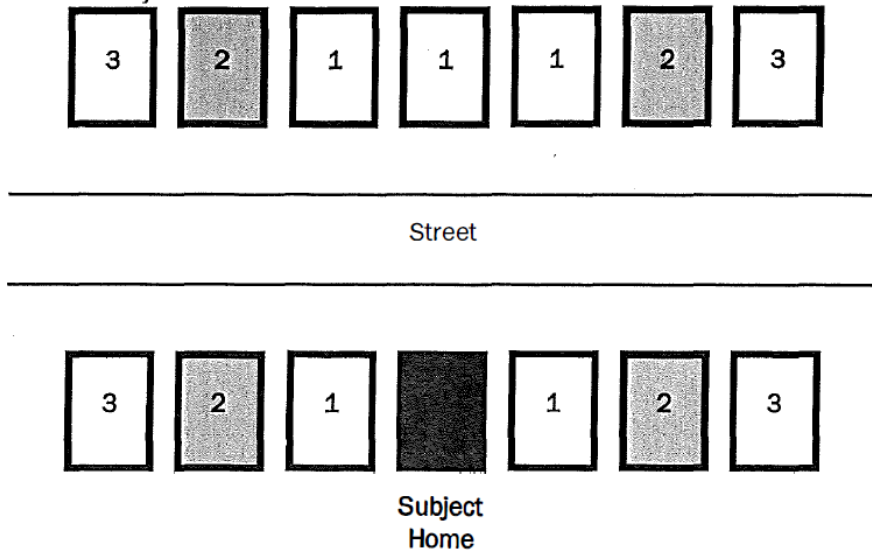


Exhibit C



- Lots indicated with the number 1 must use a different elevation and color scheme than the subject property, however, they may use the same trim color as the subject property.
- Lots indicated with the number 2 must use a different color scheme than the subject property, however, they may use the same trim color and brick or stone color as the subject property. These lots may use the same building elevation as the subject property.
- Lots indicated with the number 3 may use the same elevation and color scheme as the subject property.

In determining if a building elevation meets these standards, the reviewer evaluates differentiation in the colors of the (a) siding, (b) siding accents, (c) trim, (d) front door, (e) shutters, and (f) brick or stone.



# Maple Hills

SR 44

Martinsville, Indiana



# Forestar Group

- **Forestar Group Inc.** is a residential lot development company focused on delivering desirable communities for homebuilders in both established locations and long-term growth markets. Forestar's vision is to create neighborhoods that enhance the lives of community residents.



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Proposed 40' Product (D.R. Horton)



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Proposed 30' Product (D.R. Horton)



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Proposed 30' Product (Arbor Homes)



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HOA Maintained Community





# Thank you!