

1996

FIRST AMENDMENT
TO
DECLARATION OF RESTRICTIONS
FOR
THE BLUFFS, PLAT 1

THIS FIRST AMENDMENT ("Amendment") TO DECLARATION OF RESTRICTIONS FOR THE BLUFFS, PLAT 1 (the "Declaration"), recorded at Microfiche No. 88-030-A01 through 88-030-A11 is made this 19th day of January, 1989.

WITNESSETH THAT:

WHEREAS, the undersigned constitute one hundred percent (100%) of the record title owners of all of the lots and/or dwellings in the subdivision known as The Bluffs, Plat 1, which is covered by the Declaration; and

WHEREAS, it is the intention and desire of the undersigned that the Declaration be amended to permit and provide for (except for Proposed Lot 12) the construction of one (1) to nine (9) family residential dwellings on any lot in the subdivision other than Proposed Lot 12, instead of the existing provision and limitation for a four (4) to six (6) family residential dwellings on any such lot.

NOW, THEREFORE, in consideration of the foregoing and of the covenants hereinafter contained, the parties hereto hereby covenant and agree to amend the Declaration as follows:

1. The first full paragraph of the section entitled "Residential Lots" is hereby amended in its entirety to read as follows:

"Except as has been indicated herein with respect to Proposed Lot 12, the entire subdivision comprising the community development plan and the structures to be erected thereon shall be used only for one (1) to nine (9) family residential dwellings, together with the usual accessory uses pertaining thereto such as private or storage garages, storage space and community activities, including non-commercial recreational facilities."

2. All other references in the Declaration to the limitation of four (4) to six (6) family residential dwellings on any individual lot in or proposed to be in the subdivision are hereby amended to state one (1) to nine (9) family residential dwellings.

3. Except as modified or amended herein, the Declaration and all of its terms and conditions shall continue to remain in full force and effect. All terms defined in the Declaration when used herein shall have the same meaning as set forth in the Declaration.

IN WITNESS WHEREOF, the undersigned have executed this First

89 100D06

January 10, 1989
AMEND1/CONDOPAH
Our File No. 1038-002

Amendment to Declaration of Restrictions for The Bluffs, Plat 1, this
19th day of January, 1989.

WITNESSES:

[Signature] [Signature]
Mark A. Nowakowski, unmarried

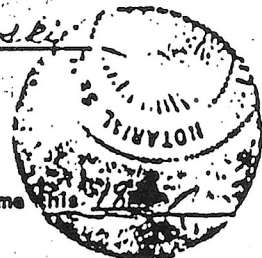
[Signature]
Joanne R. Boulton, unmarried

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 19th
day of January, 1989, by Mark A. Nowakowski, unmarried.

NORMA J. NOWAKOWSKI
Notary Public, State of Ohio
My Commission Expires May 2, 1991

[Signature]
Notary Public



STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 19th
day of January, 1989, by Joanne R. Boulton, unmarried.

NORMA J. NOWAKOWSKI
Notary Public, State of Ohio
My Commission Expires May 2, 1991

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY:
Jerome R. Parker, Esq.
Gressley, Kaplin, Parker & Frederickson
245 N. Summit Street
Suite 1600
Toledo, Ohio 43604

By

RECEIVED & RECORDED
JAN 8 4 1989 3:19 PM
BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

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[Signature]