

**AMENDMENT TO DECLARATION(S) OF RESTRICTIONS FOR**

**LOTS THREE (3) THROUGH NINETEEN (19) IN  
THE SECOND REPLAT OF THE BLUFFS, PLAT 2**

**AND**

**LOTS EIGHTEEN AND TWENTY (20) THROUGH THIRTY EIGHT (38) IN  
THE BLUFFS, PLAT 3**

**SUBDIVISIONS IN THE TOWNSHIP OF SPRINGFIELD,  
LUCAS COUNTY, OHIO ("Subdivisions")**

This **AMENDMENT** ("Amendment") to certain Declarations of Restrictions for Lots Three (3) Through Nineteen (19) in the Second Replat of The Bluffs, Plat 2 ("Plat 2 Restrictions"), recorded at 97-2572A11, and for Lots Eighteen and Twenty (20) Through Thirty Eight (38) in The Bluffs, Plat 3 ("Plat 3 Restrictions"), recorded at 98-1718D01 of the Lucas County, Ohio records (collectively, the "Declarations"), is adopted effective this 1<sup>st</sup> day of August, 2022, by The Bluffs Homeowners Association, Inc., on behalf of all the lot owners in the Subdivisions.

**WITNESSETH THAT:**

**WHEREAS**, the required number of lot owners to amend the Declarations have consented to the terms and conditions of this Amendment, as evidenced by the Affidavit of the Secretary of The Bluffs Homeowners Association, Inc., attached hereto as Exhibit "A"; and

**WHEREAS**, the consenting lot owners have agreed to the preparation and recording of this Amendment.

**NOW THEREFORE**, the Association, in consideration of the enhancement in the value of said property by reason of the adoption of this Amendment, does on behalf of the lot owners covered by the Declarations, hereby amend the Declarations as follows:

1. Section 2.15 of the Declarations is hereby amended to provide that, except for Lot 12 in the Second Replat of The Bluffs, Plat 2 ("Lot 12"), which will still be assessed on a per lot basis (except and until if such Lot 12 contains residences or residential units, at which time it will be assessed on a per unit basis), the Maintenance Charges will be assessed on a per residence or residential unit covered by the Declarations, instead of being assessed against each and every lot, which assessment presently is \$225 annually. Except as amended herein, the provisions of Section 2.15 of the Declarations shall continue to remain in full force and effect.
2. Section 4.2 of the Declarations is hereby amended to provide that, except for Lot 12 which will have one vote (except and until said Lot 12 contains residences or residential units, at which time there shall be one vote for each such residence or residential unit), there shall be one vote per each residence or residential unit covered by the Declarations, regardless of the number of people owning any such unit. Except as amended herein, the provisions of Section 4.2 of the Declarations shall continue to remain in full force and effect.
3. Except as amended herein, the remaining terms and conditions of the Declarations shall continue to remain in full force and effect.



**EXHIBIT "A"**

**AFFIDAVIT**

Now comes Dainna Allen ("Affiant"), who states and avers that she is the Secretary of The Bluffs Homeowners Association, Inc., an Ohio non-profit corporation, and who swears and affirms as follows:

1. That a meeting for The Bluffs Homeowners Association, Inc. was held on July 27, 2022;
2. That at such meeting, seventy-five percent (75%) of the lot owners covered by the Declarations of Restrictions for Lots Three (3) Through Nineteen (19) in the Second Replat of The Bluffs, Plat 2, and for Lots Eighteen and Twenty (20) Through Thirty Eight (38) in The Bluffs, Plat 3, approved the terms of the foregoing Amendment.

Further Affiant sayeth not.

\_\_\_\_\_  
Dainna Allen, Secretary

State of Ohio, Lucas County ss:

Sworn to before and subscribed this \_\_\_\_ day of \_\_\_\_\_, 2022 by Dainna Allen, Secretary of The Bluffs Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of said corporation. This is an acknowledgement certificate. No oath or affirmation was administered to the signer.

\_\_\_\_\_  
Notary Public