

AMENDMENT TO DECLARATION OF RESTRICTIONS FOR

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

**A SUBDIVISION IN THE TOWNSHIP OF SPRINGFIELD,
LUCAS COUNTY, OHIO ("Subdivision")**

This **AMENDMENT** ("Amendment") to a certain Declaration of Restrictions for Lots Three (3) Through Nineteen (19) in the Second Replat of The Bluffs, Plat 2, a Subdivision in the Township of Springfield, Lucas County, Ohio, recorded at 97-2572A11 of the Lucas County, Ohio records (the "Declaration"), is adopted effective this 1st day of August, 2022, by The Bluffs Homeowners Association, Inc., on behalf of all the lot owners in the Subdivision.

WITNESSETH THAT:

WHEREAS, the required number of lot owners to amend the Declaration 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 Declaration, hereby amend the Declaration as follows:

1. Section 2.15 is hereby amended to add to said Section a provision that if a residential unit or residence owner does not pay beyond any maintenance charge assessment, the homeowners association that such owner is a part of shall pay such assessment. Except as amended herein and previously, the provisions of the aforementioned Section 2.15 of the Declaration shall continue to remain in full force and effect.
2. Except as amended herein and previously, the remaining terms and conditions of the Declaration shall continue to remain in full force and effect.

The undersigned has caused this Amendment to be executed as of the date and year first above indicated.

THE BLUFFS HOMEOWNERS ASSOCIATION, INC.
an Ohio non-profit corporation, on behalf of all
lot owners

By: _____
_____, President

State of Ohio, County of Lucas, ss:

The foregoing instrument was acknowledged before me this ____ day of August, 2022, by _____, the President of The Bluffs Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of said corporation.

Notary Public

This instrument was prepared by
Jerome R. Parker, Esq.
Gressley, Kaplin & Parker, LLP
One SeaGate, Suite 1645
Toledo, OH 43604-1584

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, 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