



2018013221

8/10/2018 10:24:55 AM

Eric C Sears

Greene County Recorder

DECLR 144.00

Non-Conforming Fees 20.00

Pages 16

Description Check
Greene County Engineer's Tax Map Dept.

____ Legally Sufficient As Described
____ Legally Sufficient With Corrections Noted
____ Legally Insufficient, New Survey Required

Date: 8/10/18 RC [signature]

Par ID Dist _____ BK _____ PG _____ FAN _____

See parcel #s on legal

FIRST AMENDMENT TO MASTER AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WOODS

THIS FIRST AMENDMENT, creating covenants, conditions and restrictions, is made on the date hereinafter set forth by The Woods Owner's Association, an Ohio not-for-profit corporation, hereinafter referred to as the "Association" on behalf of the "Consenting Owners" who, for purposes hereof, shall mean a minimum of seventy-five percent (75%) of the Owners holding voting rights in the Association who have consented to the execution and recording of this First Amendment under the circumstances summarized in the following Recitals that utilize capitalized terms as defined in Article I of the "Master Amendment" as hereinafter referred to.

RECITALS

A. The Woods is a Planned Community developed on the Property subject to the Master Amendment to Declaration of Covenants, Conditions and Restrictions which was Recorded June 16, 2016 at Volume 3718, Page 001 of the Official Records of Greene County, Ohio, hereinafter referred to as "Master Amendment".

B. Adjacent to and adjoining the Property is a parcel of land approximately 8.3454 acres, hereinafter referred to as the "Additional Property", which is described in Exhibit "A" hereto. (Parcel No. B42-4-15-143 – Greene County Auditor)

C. The Additional Property is being developed into single family residential lots, together with streets, walkways, a detention pond and other improvements consistent with Beavercreek zoning and planning requirements, hereinafter referred to as "Section Six", which for purposes hereof shall mean any plat approved by Beavercreek, which has been Recorded, of the Additional Property into Lots.

D. This First Amendment is being executed and Recorded for the purpose of amending the Master Amendment to include any Lots developed on the Additional Property subject to such terms and conditions as set forth by the Board

E. This First Amendment is further being executed and Recorded for the purpose of modifying the legal description of the Property set forth in the Master Amendment consistent with those of Greene County, Ohio.

NOW, THEREFORE, the Master Amendment is hereby amended as follows.

1. Section 2.01 is hereby amended by substituting Exhibit "B-1" attached hereto.
2. Section 2.02 is hereby amended by substituting Exhibit "B-2" attached hereto.
3. Section 2.03 is hereby amended by substituting Exhibit "B-3" attached hereto.
4. Article II is hereby amended to include the following:

2.04 Additional Property. Subject to approval by the Board, any Lots developed within Section 6 shall be part of the Property. The Board shall have the authority to grant waivers as to Assessments on which a Dwelling Unit has not been constructed thereon for a limited period not exceeding five (5) years from the date this First Amendment is Recorded and such other terms it deems appropriate. The Board is authorized to enter into and execute any documents it deems necessary to include Section 6 as part of the Property.

5. The Design Review Standards are hereby amended to include the following:

Article VII, Section 6. Any Landscape Requirements or Section Specific Requirements for any Lot developed or Dwelling Units constructed on Section 6 shall be subject to Board requirements.

6. Unless herein specifically modified all provisions of the Master Amendment shall remain in full force and effect.

EXECUTED on the date set forth in the acknowledgement of the signatures below.

**THE WOODS OWNERS'
ASSOCIATION**

By:



President

By: Kerry L. Bowden
Vice President

By: Al CSM
Secretary

By: Ry F Waters
Treasurer

STATE OF OHIO, COUNTY OF Greene, SS:

The foregoing instrument was acknowledged before me this 8 day of June, 2018
by William Goerges, President of The Woods Owners' Association, an Ohio not-for-profit
corporation, on behalf of such corporation.

Amens
Notary Public



STATE OF OHIO, COUNTY OF Greene, SS:

The foregoing instrument was acknowledged before me this 8 day of June, 2018
by Kerry Bowden, Vice President of The Woods Owners' Association, an Ohio not-for-profit
corporation, on behalf of such corporation.

Amens
Notary Public



STATE OF OHIO, COUNTY OF Greene, SS: