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Lucas County Recorder REST

**FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIONS  
THE VILLAGE AT PLUM GROVE PLAT THREE SUBDIVISION  
SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO**

This **First Amendment** to the Declarations of Restrictions for The Village at Plum Grove Plat Three Subdivision, Springfield Township, Lucas County, Ohio, is made this 17 day of May, 2016.

**Recitals**

**WHEREAS**, DLB Development, LLC, an Ohio limited liability company (the "Developer") and The Village at Plum Grove Homeowners' Association, Inc., an Ohio non-profit corporation (the "Association") filed with the Lucas County Recorder on December 22, 2014, at 20141222-0051855, the Declaration of Restrictions for The Village at Plum Grove Plat Three Subdivision, Springfield Township, Lucas County, Ohio (the "Declaration of Restrictions") for certain real property located in Springfield Township, Lucas County, Ohio, owned by Developer; and

**WHEREAS**, Developer reserves the right in Section 1.03 of the Declaration of Restrictions to unilaterally amend the Declaration of Restrictions as long as Developer owns one (1) lot in the subdivision; and

**WHEREAS**, Developer owns one (1) lot in the subdivision; and

**WHEREAS**, Developer is desirous of amending the Declaration of Restrictions by this First Amendment to the Declaration of Restrictions as provided below.

**NOW THEREFORE**, Developer, for itself and its successors and assigns, amends the Declaration of Restrictions as follows:

1. Section 6.14 shall be deleted in its entirety and replaced with the following new Section 6.14:

PREPARED BY GREG FARRU  
7654 W BANCROFT ST  
TOLLEDO OH 43617

Malone Box

6.14 With respect to any lots that are located on or adjacent to the pond (the "Pond Lots"), no fences of any kind shall be erected, and no pools of any kind shall be permitted, installed, or maintained, in the area between the pond side of the residential dwelling and the water's edge of the pond. It is the Developer's intent and desire that the space between the pond side of the residential dwelling and the water's edge of the pond remain open space.

With respect to the other lots that are not located on or adjacent to the pond, and with respect to the portions of the yards of the Pond Lots that are not located between pond side of the residential dwelling and the water's edge of the pond, no fences of any kind shall be erected thereon except for three rail split rail fences with wire and only with the prior written approval of the committee.

No swimming pools shall be permitted, installed or maintained on any lot unless approved by the committee. No radio or television receiving equipment, including, but not limited to, towers, poles, antennas or the like (other than not more than two (2) 24 inch satellite style dishes located on the lot so as not to be visible from the street), shall be permitted, installed or maintained on any lot. No sheds, garages, play houses, enclosures, or other similar structures of any kind shall be permitted on any lot unless approved by the committee. Wood swing sets are permissible so long as they are maintained in good shape as determined by the committee.

IN WITNESS WHEREOF, DLB Development, LLC, an Ohio limited liability company, has executed this Second Amendment to the Declaration of Restrictions on the day and year first above written.

DLB Development, LLC

By   
Daniel L. Bollin, Member


STATE OF OHIO            )  
  )ss.  
COUNTY OF LUCAS        )

The foregoing instrument was acknowledged before me this 11 day of May, 2016, by

Daniel L. Bollin, member, on behalf of DLB Development, LLC, an Ohio limited liability company.



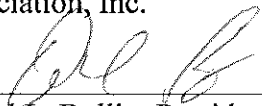
**JENNIFER S. SCHEIDERER**  
Notary Public - State of Ohio  
My Commission Expires May 28, 2020

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

Acknowledgment

The undersigned, The Village at Plum Grove Homeowners' Association, Inc., an Ohio nonprofit corporation, hereby acknowledges the First Amendment to the Declaration of Restrictions for The Village at Plum Grove Plat Three Subdivision, Springfield Township, Lucas County, Ohio, this 11<sup>th</sup> day of May, 2016.

The Village at Plum Grove Homeowners'  
Association, Inc.

By   
\_\_\_\_\_  
Daniel L. Bollin, President