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10/5/2021 10:14:39 AM

Eric C Sears

Greene County Recorder

DECLR 62.00

Non-Conforming Fees 20.00

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

THIS SECOND 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 "Woods" 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 Second 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.<sup>1</sup>

**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, 3-718, Page 001 of the Official Records of Greene County, Ohio, hereinafter referred to as "Master Amendment".

B On August 10, 2018, at Volume 3718, pg. 1, The Woods recorded the First Amendment to Master Amendment to Declaration incorporating an 8.3454 acre parcel to the Property, which is adjacent to and adjoining the Property. (Parcel No. B42-4-15-143 — Greene County Auditor, Instrument No. 2018013221).

C The Applicable Legal Descriptions for Property are attached as Exhibit A-1, Exhibit A-2, and Exhibit A-3 hereto<sup>2</sup>.

D In December of 2020, the Board sent The Owners proposed revised architectural standards (attached hereto as Exhibit C and incorporated herein by reference) and a ballot for consideration, and thereafter, at a special meeting,

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<sup>1</sup> The First Amendment to the Declaration was filed in Greene County on August 10, 2018.

<sup>2</sup> Exhibit A is contained in a separate document titled "Exhibit A (Property, Dwelling Units, Common Area)".

the Owners were asked to consider and approve the revised architectural standards for The Woods.

E. Attached is an affidavit certifying that by special meeting, the Consenting Owners of the Woods (at least 75% of the voting units) voted upon and approved the revised architectural standards attached hereto as Exhibit C.<sup>3</sup>

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

A. Exhibit C to the Master Amendment is hereby deleted and replaced by Exhibit C.

B. Except as stated herein, all other provisions of the Master Amendment to the Declaration and the First Amendment to the Master Amendment shall remain in effect.

Executed on this 30th day of April, 2021.

The Woods Owners Association:

By: [Signature]  
President

By: [Signature]  
Vice President

By: [Signature]  
Secretary

By: [Signature]  
Treasurer

**AFFIDAVIT**

THE UNDERSIGNED, AS President of the Secretary of the Woods Owner's Association, hereby swears or affirms that the Consenting Owners voted upon and approved this Second Amendment to Master Amendment by written ballot at a special meeting.

STATE OF OHIO, COUNTY OF GREENE, ss

The Foregoing instrument was acknowledged before me, a notary public, on this \_\_\_\_ day of April, 2021 by MICHAEL HUGHSON, Secretary of the Woods Owner's Association, an Ohio Not for Profit corporation, on behalf of such corporation.

[Signature]  
A Notary Public



JOHN B. BERGIN JR.  
Notary Public, State of Ohio  
My Commission Expires 11-29-2022

<sup>3</sup> Exhibit C is contained in a separate document titled "Exhibit C (Design Review Standards)".