

E-RECORDING
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Deborah Hall Clepper, Recorder
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DECLAR OR 2866 / p628 - p630

**FIRST AMENDMENT TO THE
AMENDED CODE OF REGULATIONS OF
TIMBER RIDGE OF CLERMONT COUNTY
HOMEOWNERS' ASSOCIATION**

This First Amendment to the Amended Code of Regulations of the Timber Ridge of Clermont County Homeowners' Association, (the "First Amendment") made this 13th day of JANUARY, 2021, by **Timber Ridge of Clermont County Homeowners' Association**, an Ohio Corporation Not For Profit, (hereinafter called the "Corporation");

WITNESSETH:

WHEREAS, on the 24th day of June, 2014, authorized officers of the Corporation signed the Amended Code of Regulations of Timber Ridge of Clermont County Homeowners' Association. (the "Amended Code of Regulations") and recorded same, on the 25th day of June, 2014, in OR Book 2522, Page 2212, of the Clermont County, Ohio, Recorder's Office; and

WHEREAS, pursuant to Article VIII of the Amended Code of Regulations, this First Amendment has been approved and executed by persons or entities enabled to exercise sixty-seven percent (67%) of the voting power of the parcel owners within the Timber Ridge of Clermont County subdivision..

NOW, THEREFORE, the Amended Code of Regulations is hereby amended as follows:

ARTICLE III

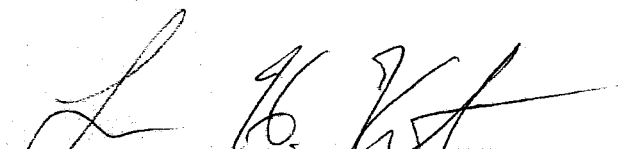
CLASS OF MEMBERS


The language in **Article III, 3.2** is hereby deleted in its entirety and replaced with the following:

3.2 This Corporation will have one class of members. Regular members shall be owners of one or more lots in Timber Ridge of Clermont County Subdivision. When one or more persons hold an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast for each lot. When an individual or corporation owns more than one lot, they are entitled to only one vote for their combined ownership. In no event shall the total amount of homes purchased and then leased or rented out to the public at any time exceed five percent (5%) of the total number of lots in the Timber Ridge of Clermont County Subdivision.

IN WITNESS WHEREOF, the undersigned officers of the **Timber Ridge of Clermont County Homeowners' Association** hereby state that the above stated Amendment has passed by a vote of at least sixty-seven percent (67%) of the voting power of the parcel owners within the Timber Ridge of Clermont County subdivision, and hereby consented to this First Amendment to the Amended Code of Regulations of the **Timber Ridge of Clermont County Homeowners' Association**.

**TIMBER RIDGE OF CLERMONT COUNTY
HOMEOWNERS' ASSOCIATION.**
an Ohio Corporation Not For Profit

By: 
Lawrence H. Kuntz President

By: 
Carol Stroup Secretary

STATE OF OHIO, COUNTY OF CLERMONT) SS:

BE IT REMEMBERED, that on this 13th day of JANUARY, 2021, before me, the subscriber, a Notary Public in and for said county and state, personally came Lawrence H. Kuntz, President, and Carol Stroup, Secretary, of **TIMBER RIDGE OF CLERMONT COUNTY HOMEOWNERS' ASSOCIATION**, an Ohio Corporation Not For Profit, the Grantor in the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed, pursuant to the authority of its Board of Trustees..

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



KEVIN DOUGLAS PLANK, Attorney at Law
Notary Public, State Of Ohio
My Commission has no expiration
date. Section 147.03 O.R.C.

Notary Public

My Commission expires: NO EXPIRATION

This instrument was prepared by Kevin D. Plank, Attorney At Law, of 741 Milford Hills Drive, Milford, Ohio 45150-1446. Ph: (513) 248-0317.