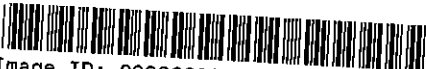


TRANSFER NOT NECESSARY  
ROGER REYNOLDS, CPA  
BY 10-25-17 (K) DEPT.  
AUDITOR, BUTLER CO., OHIO

  
Image ID: 000009934819 Type: OFF  
Recorded: 10/25/2017 at 08:19:53 AM  
Fee Amt: \$52.00 Page 1 of 5  
Workflow# 0000333817-0001  
Butler County, Ohio  
Dan Crank COUNTY RECORDER  
File# 2017-00042365  
BK **9094** PG **31**

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
WELBOURNE MANOR HOME OWNERS' ASSOCIATION FILED ON JUNE 8, 2000**

This will certify that a copy of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Welbourne Manor Home owners' Association Filed on June 8, 2000 has been filed in the office of the County Auditor, Butler County, Ohio, this \_\_\_\_ day of October, 2017.

**BUTLER COUNTY AUDITOR**

By: 

**Prepared by:**

**Amy Schott Ferguson, Esq.**  
**Cuni, Ferguson & LeVay Co., LPA**  
10655 Springfield Pike  
Cincinnati, Ohio 45215  
(513) 771-6768

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
WELBOURNE MANOR HOME OWNERS' ASSOCIATION FILED ON JUNE 8, 2000**

*WHEREAS*, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Welbourne Manor Home Owners' Association was recorded on the June 30, 1988 with the Butler County, Ohio Recorder's Office at Volume 1636, Page 219, and

*WHEREAS*, the First Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Welbourne Manor Home Owners' Association was recorded on August 3, 1994 with the Butler County, Ohio Recorder's Office at Volume 5176, Page 304; and

*WHEREAS*, the Second Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Welbourne Manor Home Owners' Association was recorded on October 24, 1994 with the Butler County, Ohio Recorder's Office at Volume 5231, Page 45; and

*WHEREAS*, the Welbourne Manor Home Owners' Association Declaration of Covenants, Conditions and Restrictions (the "Declaration") was recorded on June 8, 2000 with the Butler County, Ohio Recorder's Office at Volume 6482, Page 1820; and

*WHEREAS*, the Declaration is binding on the properties described in Exhibit "A" attached hereto; and

*WHEREAS*, Article XII, Section 12.3 of the Declaration provides that the Declaration may be amended by a two-thirds (2/3) majority vote of all Members pursuant to Article 3;

*WHEREAS*, Article 3, Section 3.5(b) of the Declaration states that an amendment to the Declaration shall require an affirmative vote of Members representing at least two-thirds (66.67%) of all Lots;

*WHEREAS*, the Members representing at least two-thirds (66.67%) of all Lots have voted affirmatively in favor of this First Amendment to the Declaration;

*WHEREAS*, in compliance with Article 12, Section 12.3(c), this First Amendment is executed with the formalities of Section 5301.01 of the Ohio Revised Code, and has been signed by the President and Secretary of the Association, who certify that the requisite consent was obtained;

*NOW THEREFORE*, the Declaration is hereby amended as follows:

Article 3, Section 3.8 is hereby added as follows:





## EXHIBIT A

Situated in Section 31, Town 3, Range 3, Liberty Township, Butler County, Ohio and being Entire Lots 1 through 21 as shown on the recorded plat of Cinnamon Run Subdivision, Section 1, Plat Envelope 1622, AB, Butler County Plat Records.

Situated in Section 31, Town 3, Range 3, Liberty Township, Butler County, Ohio and being Entire Lots 22 through 46 as shown on the recorded plat of Cinnamon Run Subdivision, Section 2, Plat Envelope 1696, AB, Butler County Plat Records.

Situated in Section 31, Town 3, Range 3, Liberty Township, Butler County, Ohio and being Entire Lots 47 through 70 as shown on the recorded plat of Cinnamon Run Subdivision, Section 3, Plat Envelope 1945, AB, Butler County Plat Records.

Situated in Section 31, Town 3, Range 3, Liberty Township, Butler County, Ohio and being Entire Lots 71 through 90 as shown on the recorded plat of Cinnamon Run Subdivision, Section 4, Plat Envelope 2100, AB, Butler County Plat Records.

Situated in Section 31, Town 3, Range 3, Liberty Township, Butler County, Ohio and being Entire Lots 91 through 106 as shown on the recorded plat of Cinnamon Run Subdivision, Section 5, Plat Envelope 2147, AB, Butler County Plat Records.

Situated in Section 31, Town 3, Range 3, Liberty Township, Butler County, Ohio and being Entire Lots 107 through 149 as shown on the recorded plat of Cinnamon Run Subdivision, Section 6, Plat Envelope 2282, AB, Butler County Plat Records.