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STONEGATE FARMS

SECOND AMENDMENT TO DECLARATION OF
 RESTRICTIONS, CONDITIONS, EASEMENTS AND COVENANTS

The Second Amendment to Declaration of Restrictions, Conditions, Easements and Covenants is entered this 19 day of Dec 2022 under the following circumstances:

- (A). Whereas a Declaration of Restrictions, Conditions, Easements and Covenants was recorded in Book 1031, Page 949 on March 12, 1998 in the office of the Clermont County Recorder. A first Amendment to Declaration of Restrictions, Conditions, Easements and Covenants was recorded on August 8, 1998 in Book 1127, Page 214 and whereas,
- (B). Article X of the Declaration of Restrictions, Conditions, Easements and Covenants states in pertinent part as follows:

X.

AMENDMENTS

- (B). Except for the unilateral right of Declarant to make modifications to the Declaration as described herein, to which this Article X shall not apply, all or any part of the provisions of this Declaration may be revoked, amended, or modified at any time by the filing in the Clermont County, Ohio Recorder's Office an instrument reciting said revocation, amendment or modification, executed by the owner or owners of record (as shown by the land records of Clermont County, Ohio at the time of the filing of such instrument of seventy-five (75%) of the Lots within the Project.

NOW, THEREFORE the undersigned constituting at lease seventy-five (75%) percent of the Owner or Owners of record (as shown by the land records of Clermont County, Ohio at the time of filing of this Amendment) do hereby amend Article VII paragraph (1) to read as follows:

- (1). Improvements on all parcels of the development shall be only for purposes of maintaining a single family, or authorized uses incident thereto. No lot or residence shall be used as rental property.

Except as expressly amended by this Amendment, the Declaration remains in full force and effect.