

FIRST AMENDMENT AND SUPPLEMENT  
TO STONEGATE FARMS DECLARATION  
OF RESTRICTIONS, CONDITIONS, EASEMENTS  
AND COVENANTS AND RESERVATION  
AND RELEASE OF EASEMENTS

This First Amendment and Supplement to the Stonegate Farms Declaration of Restrictions, Conditions, Easements and Covenants and Reservation and Release of Easements ("Amendment") is made as of the 25<sup>th</sup> day of August, 1998, by ARCHIE O. WILSON and SANDRA WILSON, husband and wife, and EUGENE HEHEMANN and DEBRA HEHEMANN, husband and wife (collectively, "Declarants") under the following circumstances:

A. Declarants filed the Stonegate Farms Declaration of Restrictions, Conditions, Easements and Covenants ("Declaration") on the 12th day of March, 1998, which Declaration is recorded in Official Record Book 1031, Page 949 of the Clermont County, Ohio Records to aid in the development of the property described therein ("Stonegate Farms").

B. Declarants desire to provide for the preservation of values and amenities in Stonegate Farms and to provide for the maintenance of the Community Facilities (as defined in the Declaration) within Stonegate Farms.

C. The Declaration provides, in Article X, that Declarants can amend the terms of the Declaration in order to further certain purposes.

NOW, THEREFORE, Declarants makes the following Amendment:

The following provisions of the Declaration are amended as provided for in Article X of the Declaration.

1. Easements and Community Facilities.

(a) Article VIII of the Declaration, which sets forth the definition of Community Facilities, is amended to include the property described in Exhibit A attached hereto and made a part hereof.

(b) The forty (40) foot ingress/egress easement shown on Plat Cabinet 7, Page 269 is hereby reserved and created and granted for the benefit of the Owners of Lots 31, 32, 33 and 34. The driveway located on said easement shall be maintained and repaired by and at the expense of the Owners of Lots 31, 32, 33 and 34, with such costs being shared equally by such Owners of said Lots once construction of any house commences on any such Lot.

9800033627  
Filed for Record in  
CLERMONT COUNTY, OH  
CAROLYN GREEN  
On 08-28-1998 At 12:33 pm.  
DECLAR 34.00  
Book OR Vol. 1127 Pg. 214 - 220

11/18/98

2. Property Subject to Declaration.

The real property described in Exhibit B attached hereto and made a part hereof is hereby made subject to the terms and conditions of the Declaration pursuant to Article X of the Declaration.

3. Release of Easement.

That certain twenty (20) foot Ingress/Egress and Utility Easement for the Purpose of Preserving Trees in the Swale Area of Lot 30 as shown on the Plat of Stonegate Subdivision, Section 2, as recorded at Plat Cabinet 7, Pages 267 - 270 of the Clermont County, Ohio Records, is hereby vacated and released.

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

*[EXECUTION PAGE TO FOLLOW]*

IN WITNESS WHEREOF, Archie O. Wilson and Sandra Wilson, husband and wife, and Eugene Hehemann and Debra Hehemann, husband and wife, have executed this Amendment as of this 25<sup>th</sup> day of August, 1998.

Signed and acknowledged  
in the presence of:

[Signature]  
Print Name Robert E Lake

[Signature]  
Archie O. Wilson

[Signature]  
Print Name Annette C Aubrey

[Signature]  
Sandra Wilson

[Signature]  
Print Name Robert E Lake

[Signature]  
Print Name Annette C Aubrey

[Signature]  
Eugene Hehemann

[Signature]  
Print Name Robert E Lake

[Signature]  
Print Name Annette C Aubrey

[Signature]  
Debra Hehemann

[Signature]  
Print Name Robert E Lake

[Signature]  
Print Name Annette C Aubrey

STATE OF OHIO )  
 )  
COUNTY OF HAMILTON ) SS:

The foregoing Amendment was acknowledged before me this 25<sup>th</sup> day of August, 1998, by Archie O. Wilson.


  
Notary Public

ANNETTA C. AUBREY  
Notary Public, State of Ohio  
My Commission Expires July 5, 1999



STATE OF OHIO )  
 )  
COUNTY OF HAMILTON ) SS:

The foregoing Amendment was acknowledged before me this 25<sup>th</sup> day of August, 1998, by Sandra Wilson.

  
Notary Public

ANNETTA C. AUBREY  
Notary Public, State of Ohio  
My Commission Expires July 5, 1999



STATE OF OHIO )  
 )  
COUNTY OF HAMILTON ) SS:

The foregoing Amendment was acknowledged before me this 25<sup>th</sup> day of August, 1998, by Eugene Hehemann.



*Janetta C. Aubrey*  
Notary Public

JANETTA C. AUBREY  
Notary Public, State of Ohio  
My Commission Expires July 5, 1999

STATE OF OHIO )  
 )  
COUNTY OF HAMILTON ) SS:

The foregoing Amendment was acknowledged before me this 25<sup>th</sup> day of August, 1998, by Debra Hehemann.



*Janetta C. Aubrey*  
Notary Public

JANETTA C. AUBREY  
Notary Public, State of Ohio  
My Commission Expires July 5, 1999

This Instrument was prepared:

Andrew D. Graf, Esq.  
BARRON, PECK & BENNIE  
One West Fourth Street, Suite 1400  
Cincinnati, Ohio 45202-3618  
(513) 721-1350

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EXHIBIT A

Description of New Community Facilities

All landscape/berm easements, sanitary sewer and other utility easements, storm drainage easements and lakes, and all street lights, sprinkling systems and components and signage and entryway features located therein.

EXHIBIT B

Being all of Lot Numbers 24 through 43 of Stonegate Subdivision, Section 2, as recorded at Plat Cabinet 7, Pages 267 - 270 of the Clermont County, Ohio Records.