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ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

**FIRST ANENDMENT TO THE
DEDICATION AND DECLARATION OF PROTECTIVE
RESTRICTIONS, COVENANTS, LIMITIONS, EASEMENT,
AND APPROVALS APPENDED TO AS PART OF THE DEDICATION
AND PLAT OF CHESTNUT HILLS, SECTION V
A SUBDIVISION OF ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA**

THIS AMENDMENT is made to the Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements and Approvals ["Covenants"] Appended to the Plat of Chestnut Hills, Section V, as set forth in Plat Cabinet C, page 112 Document Number 960044139 in the Office of the Recorder of Allen County, Indiana and recorded in the Office of the Recorder of Allen County, Indiana on the 10th day of June, 2013 as Document Number II [the amendment, in its entirety, referred to as "Amendment"].

The undersigned, constituting 75% or more of the Owners [as defined in the Covenants] of Lots [as defined in the Covenants] do hereby amend the following sections of ARTICLE VI, Maintenance of Building Exteriors, of the Covenants as follows:

Section 1. Building Exteriors, Landscaping and General Maintenance.

Each Owner will maintain the roof and exterior portion of each Dwelling Unit in good condition and repair, including painting, staining, repair and replacement of wood siding as necessary. The Villaminium Association shall be responsible for removal of snow from driveways and sidewalks, and maintain the lawn sprinkling system situated on the Lots. The frequency and manner of performance of such maintenance, including the maintenance to be performed by each Owner, shall be determined solely by the Board of Directors of the Villaminium Association. In particular, the Villaminium Association shall, from time to time and in its sole discretion, prescribe the time and manner in which the exterior of each Dwelling Unit shall be painted by each respective Owner as well as the color of paint to be used. The Villaminium Association shall not be responsible for the repair or maintenance of decks and screened-in porches, any concrete on a Lot, or yard lights and other exterior lights, including replacement of bulbs, nor for window washing and glass replacement. The Board of Directors of the Villaminium Association may, at its option by appropriate resolution, transfer to each Lot Owner the maintenance responsibility for that portion of the lawn and/or landscaping on each Lot which was not initially installed or planted by the Developer. Each Lot Owner shall be permitted to perform or cause to be performed at the Owner's sole expense, maintenance or repairs on the exterior of any dwelling on his Lot which would otherwise fall within the

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maintenance responsibility of the Villaminium Association hereunder, subject to prior written approval from the Architectural Control Committee.

IN WITNESS WHEREOF, Lakes At Chestnut Hills Villaminium Association, Inc., organized and existing under the laws of the State of Indiana, has hereunto set its hand and seal, by its duly authorized officer, this day of May 18, 2018.

Lakes At Chestnut Hills Villaminium Association, Inc.

By: Linda H. Moyer
Linda Moyer, President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

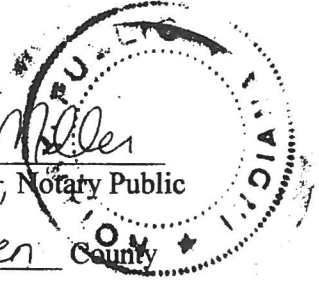
Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of May, 2018, personally appeared Linda Moyer, President of Lakes at Chestnut Hills Villaminium Association, Inc., an Indiana Corporation, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said Corporation for the purposes and uses therein set forth,

My Commission expires:

Nov 5, 2022

Elaine K. Miller
Elaine K. Miller, Notary Public

Residing in Allen County



PREPARED BY: JOHN A. HETTWEL
508 BAY SPRING DR.
FORT WAYNE, IN 46814

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

John A. Hettwel
(name printed, stamped or signed w/print)

JOHN A. HETTWEL