



202101930 Pages: 4
Filed for Record in VAN WERT County, Ohio
KIM HUGHES, Recorder
05/04/2021 11:42 AM Recording Fees: \$50.00
DECL AMENDM OR 419 / p5811 - p5814

**AMENDMENT TO DECLARATION
OF
WASHINGTON PLACE SUBDIVISION**

This Amendment to the Declaration of Covenants and Restrictions for Washington Place Subdivision ("Amendment") is made and entered into this 3RD day of May, 2021, by **INVESTACORR, INC.**, an Ohio corporation ("Developer"), for the purpose of amending the Washington Place Subdivision Declaration of Covenants and Restrictions.

RECITALS

- A. On October 6, 2004, certain real property located in the City of Van Wert, Van Wert County, Ohio was submitted to the provisions of the Washington Place Subdivision Declaration of Subdivision Establishing Covenants, Conditions, and Restrictions (the "Declaration"), which Declaration was filed for record on October 6, 2004 at Book 305, Page 1335 of the Official Records of Van Wert County, Ohio.
- B. Article II of the Declaration provides for the submission of additional property to the provisions of the Declaration, so that such additional property will become in all respects part of the Subdivision subject to the Declaration.
- C. Section 2.2 of Article II of the Declaration provides that the Developer reserves the right from time to time to amend the Declaration to include additional property as part of the Subdivision subject to the Declaration. Article VII of the Declaration further provides that: "This Declaration may be amended only by the sole act of Developer up to the time Developer relinquishes control of the Committee." The Developer continues to own lots within the Subdivision and therefore has not relinquished control of the Association.

- D. The Developer now desires to amend the Declaration pursuant to the terms and conditions of this Amendment in order to add additional property to be known as Washington Place Subdivision Phase IV, B to the terms and conditions of the Declaration and to modify certain covenants and restrictions contained in the Declaration relating to the Additional Property added as Phase IV, B.

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

1. Pursuant to Article II and VII of the Declaration, the Developer hereby submits that portion of the property which is known as Washington Place Subdivision Phase IV, B, consisting of lots 4288 through and including 4295 in the City of Van Wert, Van Wert County, Ohio, the legal description for which is attached as "Exhibit A" (hereafter the "Additional Property") to the Declaration. Such Additional Property shall be deemed to be a part of and included within the term "Subdivision" as that term is defined and used in the Declaration. All of the Additional Property described in Exhibit A attached hereto, and each part thereof, shall be held, sold and conveyed subject to the easements, covenants, conditions and restrictions contained in the Declaration. All of the terms and conditions of the Declaration shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the Additional Property described in Exhibit A attached hereto or any part thereof, and shall be binding upon such parties' heirs, successors and assigns, and shall inure to the benefit of each owner thereof as though originally subject to the Declaration.

2. Section 3.15 of the Declaration, entitled "Outbuildings and Structures", shall be amended so as to delete subsection 3.15(a) and substitute the following in its place:

(a) Outbuildings and detached structures shall not be permitted, except that one detached garage for up to one and one half motor vehicles shall be permitted and one pool house shall be permitted provided that any such detached garage or pool house shall be constructed with a permanent foundation and the shape, size, height, materials, color and location of such structure shall be compatible with that of the residential structure and shall first be approved by the Committee under the procedures provided for in this Declaration.

Section 3.15 shall further be amended so as to delete subsection 3.15(b)(1).

3. Article VI of the Extender to Articles of Incorporation attached to the Declaration and set forth at Book 305, Page 1316 of the Official Records of Van Wert

County, Ohio shall be amended so as to delete Craig Valentine as a Trustee and to substitute the following individual as a Trustee in his place:

James Edmonds
168 Frebis Avenue
Columbus, Ohio 43206

4. Except as provided in this Amendment, all other terms and conditions of the Declaration as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to the Declaration of Subdivision Establishing Covenants, Conditions, and Restrictions for Washington Place Subdivision has been executed by INVESTACORR, INC. as the Developer.

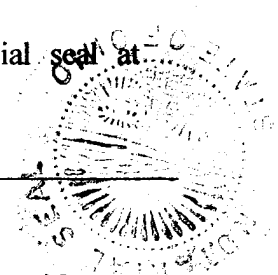
INVESTACORR, INC. an Ohio Corporation
By: Randy Bruns
Randy Bruns, President

STATE OF OHIO)
COUNTY OF MERCER) ss:

Before me, a Notary Public in and for said county and state, personally appeared INVESTACORR, INC., an Ohio corporation, by Randy Bruns, its President, who acknowledged that he did sign the foregoing Amendment to Declaration of Washington Place Subdivision and that the same is his free act and the free act and deed of the company.

Celina IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio, this 3RD day of May 2021.

Debra B. Abels
Notary Public



X:\Files\Washington Place Lake Assoc\Washington Place Sub\1st Amd to Dec Phase 1
MAS



DEBRA B. ABELS
Notary Public, State of Ohio
My Commission Expires Dec. 18, 2025
Recorded in Mercer County

INSTRUMENT PREPARED BY
Faulkner, Garmhansen, Keister & Shenk

EXHIBIT A

WASHINGTON PLACE SUBDIVISION

Situated in the City of Van Wert, County of Van Wert and State of Ohio:

Being Lot Numbers 4288, 4289, 4290, 4291, 4292, 4293, 4294, and 4295 of Washington Place Subdivision, Phase IV, B as recorded in Plat Book 10, Page 198 of the Van Wert County, Ohio Records of Plats and being subject to all conditions, restrictions, easements and reservations of record.

202101930

**INVESTACORR INC
ATTN: DEB
6781 HELLWARTH ROAD
CELINA, OH 45822**



202101929 Pages: 4
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KIM HUGHES, Recorder
05/04/2021 11:42 AM Recording Fees: \$50.00
DECL AMENDM OR 419 / p5807 - p5810

**AMENDMENT TO DECLARATION
OF
WASHINGTON PLACE SUBDIVISION ADJACENT TO WASHINGTON LAKE**

This Amendment to the Declaration of Covenants and Restrictions for Washington Place Subdivision Adjacent to Washington Lake ("Amendment") is made and entered into this 3RD day of May, 2021, by **INVESTACORR, INC.**, an Ohio corporation ("Developer"), for the purpose of amending the Washington Place Subdivision Adjacent to Washington Lake Declaration of Covenants and Restrictions.

RECITALS

- A. On October 6, 2004, certain real property located in the City of Van Wert, Van Wert County, Ohio was submitted to the provisions of the Washington Place Subdivision Adjacent to Washington Lake Declaration of Subdivision Establishing Covenants, Conditions, and Restrictions (the "Declaration"), which Declaration was filed for record on October 6, 2004 at Book 305, Page 1353 of the Official Records of Van Wert County, Ohio.
- B. Article VI of the Declaration provides for the submission of additional property to the provisions of the Declaration, so that such additional property will become in all respects part of the Subdivision subject to the Declaration.
- C. Section 6.2 of Article VI of the Declaration provides that the Developer reserves the right from time to time to amend the Declaration to include additional property as part of the Subdivision subject to the Declaration. Article XI of the Declaration further provides that: "This Declaration may be amended only by the sole act of Developer up to the time Developer relinquishes control of the Association." The Developer continues to own lots within the Subdivision and therefore has not relinquished control of the Association.

- D. The Developer now desires to amend the Declaration pursuant to the terms and conditions of this Amendment in order to add additional property to be known as Washington Place Subdivision Adjacent to Washington Lake Phase IV, B to the terms and conditions of the Declaration and to modify certain covenants and restrictions contained in the Declaration relating to the Additional Property added as Phase IV, B.

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

1. Pursuant to Article VI and XI of the Declaration, the Developer hereby submits that portion of the property which is known as Washington Place Subdivision Phase IV, B, consisting of lots 4282 through and including 4287 in the City of Van Wert, Van Wert County, Ohio, the legal description for which is attached as "Exhibit A" (hereafter the "Additional Property") to the Declaration. Such Additional Property shall be deemed to be a part of and included within the term "Subdivision" as that term is defined and used in the Declaration. All of the Additional Property described in Exhibit A attached hereto, and each part thereof, shall be held, sold and conveyed subject to the easements, covenants, conditions and restrictions contained in the Declaration. All of the terms and conditions of the Declaration shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the Additional Property described in Exhibit A attached hereto or any part thereof, and shall be binding upon such parties' heirs, successors and assigns, and shall inure to the benefit of each owner thereof as though originally subject to the Declaration.

2. Section 7.15 of the Declaration, entitled "Outbuildings and Structures", shall be amended so as to delete subsection 7.15(a) and substitute the following in its place:

(a) Outbuildings and detached structures shall not be permitted, except that one detached garage for up to one and one half motor vehicles shall be permitted and one pool house shall be permitted provided that any such detached garage or pool house shall be constructed with a permanent foundation and the shape, size, height, materials, color and location of such structure shall be compatible with that of the residential structure and shall first be approved by the Committee under the procedures provided for in this Declaration.

Section 7.15 shall further be amended so as to delete subsection 7.15(b)(1).

3. Section 7.19 of the Declaration, entitled "Size of Residence", shall be amended so as to delete the clause at the end of the first sentence, which reads "1300 square feet" and to substitute the clause "1500 square feet" in its place.

4. Article VI of the Extender to Articles of Incorporation attached to the Declaration and set forth at Book 305, Page 1353 of the Official Records of Van Wert County, Ohio shall be amended so as to delete Craig Valentine as a Trustee and to substitute the following individual as a Trustee in his place:

James Edmonds
168 Frebis Avenue
Columbus, Ohio 43206

5. Except as provided in this Amendment, all other terms and conditions of the Declaration as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to the Declaration of Subdivision Establishing Covenants, Conditions, and Restrictions for Washington Place Subdivision Adjacent to Washington Lake has been executed by INVESTACORR, INC. as the Developer.

INVESTACORR, INC., an Ohio Corporation

By: Randy Bruns
Randy Bruns, President

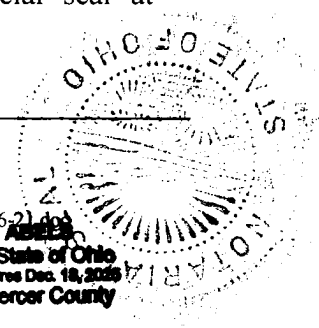
STATE OF OHIO)
COUNTY OF MERCER) ss:

Before me, a Notary Public in and for said county and state, personally appeared INVESTACORR, INC., an Ohio corporation, by Randy Bruns, its President, who acknowledged that he did sign the foregoing Amendment to Declaration of Washington Place Subdivision Adjacent to Washington Lake and that the same is his free act and the free act and deed of the company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio, this 3RD day of May 2021

INSTRUMENT PREPARED BY
Faulkner, Garmhausen, Keister & Shenk

Debra L. Adler
Notary Public



X:\Files\Washington Place Lake Assoc\Washington Place Sub\1st Amd to Dec Phase I
MAS

DEBRA L. ADLER
Notary Public, State of Ohio
My Commission Expires Dec. 19, 2022
Recorded in Mercer County

EXHIBIT A

WASHINGTON PLACE SUBDIVISION ADJACENT TO WASHINGTON LAKE

Situated in the City of Van Wert, County of Van Wert and State of Ohio:

Being Lot Numbers 4282, 4283, 4284, 4285, 4286, and 4287 of Washington Place Subdivision, Phase IV, B as recorded in Plat Book 10, Page 198 of the Van Wert County, Ohio Records of Plats and being subject to all conditions, restrictions, easements and reservations of record.

202101929

**INVESTACORR INC
ATTN: DEB
6781 HELLWARTH ROAD
CELINA, OH 45822**