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Fee Amt: \$36.00 Page 1 of 3
Workflow# 0000324991-0001
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2017-00029576

BK 9061 PG 979

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
MONROE CROSSINGS PHASE 3, BLOCK E, SECTION 3

Whereas, Declarant, **Monroe Crossings, Inc.**, an Ohio corporation, is or was the owner of certain real estate in the City of Monroe, Butler County, Ohio, described in Exhibit "A", attached hereto and incorporated herein (hereinafter referred to as "Property"); and

Whereas, **Monroe Crossings, Inc.**, is the Declarant of the Declaration of Covenants, Conditions Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc., filed for record December 30, 2003 and recorded in Volume 7286, page 1098 of the Official Records of Butler County, Ohio; and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, pursuant to Article XII, Section 12.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose adding Additional Land, and

Whereas, the Declarant desires to amend and supplement the Declaration as to certain property which should have been included in the Declaration; now therefore,

Declarant hereby amends and supplements the Declaration as follows:

- I. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

- II. **Reservations of Easements.** Declarant reserves unto itself, its successors and assigns, landscape easements, landscape/walk easements, drainage easements and utility easements as shown on the Record Plan. Drainage easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.
- III. **Designation of Common Elements.** The Lot described in Exhibit A is designated as Common Elements.
- IV. **Owner's Responsibility.** Each Owner shall maintain his or her property, including the structures thereon and drainage easements in accordance with Articles IV, V and VIII of the Declaration.
- V. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.
- VI. **Binding Effect.** As herein amended, the Declaration remains in full force and effect and shall be binding upon the Property, the Occupants, the Owners and their heirs, successors and assigns.

IN WITNESS WHEREOF, Declarant has signed this Amendment this 15th day of June, 2017.

Monroe Crossings, Inc.
 By: *Pamela S. Felts*
 Pamela S. Felts, Secretary

STATE OF OHIO)
)
 COUNTY OF BUTLER) ss,

The foregoing instrument was acknowledged before me this 15th day of, June, 2017 by Pamela S. Felts, Secretary of Monroe Crossings, Inc., an Ohio corporation, on behalf of the corporation.

Tina J. Jackson
 Notary Public, State of Ohio

Prepared By: *Tina Jackson*
 Tina Jackson



TINA J. JACKSON
 Notary Public, State of Ohio
 My Commission Expires Sept. 24, 2017

EXHIBIT A
Common Elements

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio
and being Lot 5870 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3,
Block E, Section 3, Official Record Book 8870, Page 815 and 816, Butler County Records Plat
Records.

TRANSFER NOT NECESSARY
ROGER REYNOLDS, CPA
BY Ko 12/13/17 DEPT.
AUDITOR, BUTLER CO., OHIO


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Fee Amt: \$36.00 Page 1 of 3
Workflow# 0000338688-0001
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2017-00049240
BK **9111** PG **1214**

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
MONROE CROSSINGS PHASE 3, BLOCK E, SECTION 4

Whereas, Declarant, **Monroe Crossings, Inc.**, an Ohio corporation, is or was the owner of certain real estate in the City of Monroe, Butler County, Ohio, described in Exhibit "A", attached hereto and incorporated herein (hereinafter referred to as "Property"); and

Whereas, **Monroe Crossings, Inc.**, is the Declarant of the Declaration of Covenants, Conditions Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc., filed for record December 30, 2003 and recorded in Volume 7286, page 1098 of the Official Records of Butler County, Ohio; and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, pursuant to Article XII, Section 12.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose adding Additional Land, and

Whereas, the Declarant desires to amend and supplement the Declaration as to certain property which should have been included in the Declaration; now therefore,

Declarant hereby amends and supplements the Declaration as follows:

- I. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.



- II. **Reservations of Easements.** Declarant reserves unto itself, its successors and assigns, landscape easements, landscape/walk easements, drainage easements and utility easements as shown on the Record Plan. Drainage easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.
- III. **Designation of Common Elements.** The Lot described in Exhibit B is designated as Common Elements.
- IV. **Owner's Responsibility.** Each Owner shall maintain his or her property, including the structures thereon and drainage easements in accordance with Articles IV, V and VIII of the Declaration.
- V. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.
- VI. **Binding Effect.** As herein amended, the Declaration remains in full force and effect and shall be binding upon the Property, the Occupants, the Owners and their heirs, successors and assigns.

IN WITNESS WHEREOF, Declarant has signed this Amendment this 4th day of December, 2017.

Monroe Crossings, Inc.

By: *Pamela S. Felts*
Pamela S. Felts, Secretary

STATE OF OHIO)
)
COUNTY OF BUTLER) ss,

The foregoing instrument was acknowledged before me this 4th day of, December, 2017 by Pamela S. Felts, Secretary of Monroe Crossings, Inc., an Ohio corporation, on behalf of the corporation.

Tina J. Jackson
Notary Public, State of Ohio

Prepared By: *Tina Jackson*
Tina Jackson



TINA J. JACKSON
Notary Public, State of Ohio
My Commission Expires Sept. 24, 2022



Image ID: 000009973991 Type: OFF
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File# 2017-00049240

BK 9111 PG 1216

EXHIBIT A
Property Submitted

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio
and being all of Lots 5964 through 6008 as shown on the Record Plat for Monroe Crossings
Subdivision, Phase 3, Block E, Section 4, Official Record Book 9108, Pages 1011 and 1012,
Butler County Records Plat Records.

EXHIBIT B
Common Elements

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio
and being all of Lot 6008 as shown on the Record Plat for Monroe Crossings Subdivision, Phase
3, Block E, Section 4, Official Record Books 9108, Pages 1011 and 1012, Butler County
Records Plat Records.

