

TRANSFER NOT NECESSARY
ROGER REYNOLDS, CPA
BY KO 2/10/16 DEPT.
AUDITOR, BUTLER CO., OHIO

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Recorded: 02/10/2016 at 03:29:06 PM
Fee Amt: \$36.00 Page 1 of 3
Workflow# 0000273500-0001
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2016-00005088
BK **8871** PG **1319**

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. **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.
- IV. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.
- V. **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 10th day of February, 2016.

Monroe Crossings, Inc.

By: Pamela S. Felts

Pamela S. Felts, Secretary

STATE OF OHIO)

ss,

COUNTY OF BUTLER)

The foregoing instrument was acknowledged before me this 10th day of, February, 2016 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



Image ID: 000009393958 Type: OFF
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File# 2016-00005088

BK 8871 PG 1321

EXHIBIT A
Property Submitted

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio
and being all of Lots 5824 through 5869 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
6/26/17
AUDITOR, BUTLER CO. OHIO

Image ID: 000009832674 Type: OFF
Recorded: 06/27/2017 at 08:25:47 AM
Fee Amt: \$60.00 Page 1 of 6
Workflow# 0000321856-0001
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2017-00024911
BK 9049 PG 308

**AMENDMENT TO SECOND AND THIRD AMENDMENTS TO THE DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF
EASEMENTS FOR MONROE CROSSINGS HOMEOWNERS ASSOCIATION, INC.**

This will certify that the Amendment to the Second and Third Amendments to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc. has been filed in the office of the County Auditor, Butler County, Ohio, this 26 day of June, 2017.

BUTLER COUNTY AUDITOR

By Roger Reynolds
Amy Schott

Amy Schott Ferguson, Esq.
Cuni, Ferguson & LeVay Co., LPA
10655 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-6768

**AMENDMENT TO SECOND AND THIRD AMENDMENTS TO THE DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF
EASEMENTS FOR MONROE CROSSINGS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc., dated December 17, 2013, was recorded on December 20, 2013 at Book 8657, Page 1205 of the Butler County, Ohio Recorder's Office;

WHEREAS, the Amendment to Second Amendment to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc., dated April 2, 2014, was recorded on April 10, 2014 at Book 8683, Page 1055 of the Butler County, Ohio Recorder's Office;

WHEREAS, the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc., dated April 2, 2014, was recorded on April 10, 2014 at Book 8683, Page 1062 of the Butler County, Ohio Recorder's Office;

WHEREAS, all three documents referenced above contained the same legal description attached to each document as Exhibit A, which legal description contained a scrivener's error;

NOW, THEREFORE, the legal description attached to each of the above-referenced documents as Exhibit A is hereby amended by the substitution of the attached Exhibit A.

1. The sixth paragraph of Exhibit A to each document referenced above stated as follows:

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4832 to 5441, 4833 to 5442, 4890 to 5443 and 4889 to 5444, all inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3934, Page A, Butler County Plat Records.

2. The sixth paragraph of Exhibit A to each document referenced above contained several typographical errors and instead should have mirrored the legal description attached to the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Phase 3, Block A recorded on March 1, 2006 at Book 7705, Page 895 of the Butler County, Ohio Records:

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being lots replatted 4832 to 5441, 4833 to 5442, 4890 to 5443 and 4889 to 5444, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3934, Page A, Butler County, Ohio Plat Records.



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BK 9049 PG 309

3. The effect of the errors in the legal descriptions in the documents referenced above was to bind lots to the terms of those documents which should not have been so bound. The following lots should not have been bound by those documents: Lots 4832 - 5440, including Lots 5435 - 5440 inclusive located in the City of Monroe and being a part of Wexford Drive Subdivision, Section One recorded in Plat Volume 3949, Page A.

4. The legal description attached hereto as Exhibit A is hereby substituted for the legal description attached as Exhibit A to the Second Amendment and Third Amendments to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc.



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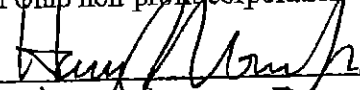
Page 3 of 6

File# 2017-00024911

BK 9049 PG 310

**MONROE CROSSINGS HOMEOWNERS
ASSOCIATION, INC.**

an Ohio non-profit corporation



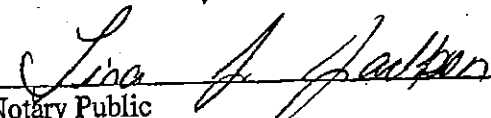
By: Harry Thomas Jr.

Its: President

STATE OF OHIO

COUNTY OF Butler **SS:**

This instrument was executed and acknowledged before me by Harry Thomas Jr., the President of Monroe Crossings Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of said corporation this 25th day of May, 2017.


Notary Public



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

Image ID: 000009832677 Type: OFF
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File# 2017-00024911
BK 9049 PG 311

DECLARANT:

MONROE CROSSINGS, INC.
an Ohio corporation


By: Harry Thomas, Jr.
Its: President

STATE OF OHIO

COUNTY OF Butler SS:

This instrument was executed and acknowledged before me by Harry Thomas, Jr., the President of Monroe Crossings, Inc., an Ohio corporation, on behalf of said corporation this 25th day of May, 2017.


Notary Public



This Instrument Prepared by:
Amy Schott Ferguson, Esq.
Cuni, Ferguson & LeVay Co., LPA
10655 Springfield Pike
Cincinnati, Ohio 45215

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



Image ID: 000009832678 Type: OFF
Page 5 of 6

File# 2017-00024911

BK 9049 pg 312

EXHIBIT A LEGAL DESCRIPTION

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4592 through 4600, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase One, Plat Envelope 3637, Pages A, B, and C, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4411 through 4455, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block A, Plat Envelope 3638, Pages A and B, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4456 through 4526, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block B, Plat Envelope 3662, Pages A and B, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4531 through 4583, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block C, Plat Envelope 3708 A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3 City of Monroe, Butler County, Ohio and being all of Lots 4796 through 4836, 4874 through 4918, 4922 through 4969, all inclusive, and 4997 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3844, Pages A, B, C, D and E, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being lots replatted 4832 to 5441, 4833 to 5442, 4890 to 5443 and 4889 to 5444, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3934, Page A, Butler County, Ohio Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4998 through 5032, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block B, Plat Envelope 3935, Page A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5033 through 5073, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block C, Plat Envelope 3937, Page A, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5075 through 5112 and 5210 through 5226, all inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block D, Plat Envelope 3964, Pages A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5228 through 5253 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block D, Section 2, Plat Envelope 8171, Page 1813, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5254 through 5291 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block B, Section 2, Official Record Book 8449, Page 154 Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5753 through 5770 and 5771 through 5783 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block E, Section 1, official Record Book 8598, Page 1792, 1793, and 1794, Butler County Plat Records.



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BK 9049 PG 313



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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



Image ID: 000009973989 Type: OFF
Recorded: 12/13/2017 at 10:14:43 AM
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

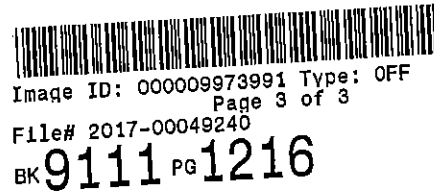


EXHIBIT A
Property Submitted

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.



SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
MONROE CROSSINGS PHASE FOUR

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 Lots described in Exhibit B are 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 30th day of January, 2019.

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 30th day of January, 2019 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 J. Jackson
Tina Jackson



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

EXHIBIT A
Property Submitted

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio
and being all of Lots 6009 through 6062 as shown on the Record Plat for Monroe Crossings
Subdivision, Phase Four, Official Record Book 9252, Page 1552, 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 Lots 6059, 6060, 6061, and 6062 as shown on the Record Plat for Monroe
Crossings Subdivision, Phase Four, Official Record Book 9252, Page 1552, Butler County
Records Plat Records.

TRANSFER NOT NECESSARY
ROGER REYNOLDS, CPA
BY 200002182 DEPT.
AUDITOR, BUTLER CO., OHIO

Recorded: 02/19/2021 08:40 AM Page: 1 of 11
File # 2021-00009838 Fee Amt: \$106.00
BUTLER County, Ohio DANNY N. CRANK, Recorder
BK 9597 PG 802

**FOURTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MONROE CROSSINGS HOMEOWNERS ASSOCIATION, INC.**

This will certify that the Fourth Amendment and Supplement to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc. has been filed in the office of the County Auditor, Butler County, Ohio, this 18th day of Feb, 2021.

BUTLER COUNTY AUDITOR

By K. Spence

Amy Schott Ferguson, Esq.
Cuni, Ferguson & LeVay Co., LPA
10655 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-6768



**FOURTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MONROE CROSSINGS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc. (the "Declaration") dated December 22, 2003 was recorded on December 30, 2003 at Official Record Book 7286, Page 1098 of the Butler County, Ohio Recorder's Office;

WHEREAS, the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association, Inc. dated January 7, 2004 was recorded on January 8, 2004 at Official Record Book 7291, Page 598 of the Butler County, Ohio Recorder's Office;

WHEREAS, the Code of Regulations for Monroe Crossings Homeowners Association, Inc. dated January 7, 2004 was recorded on January 8, 2004 at Official Record Book 7291, Page 600 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Phase 2, Block B dated March 15, 2004 was recorded on March 17, 2004 at Official Record Book 7327, Page 552 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 2, Block C dated August 4, 2004 was recorded on August 5, 2004 at Official Record Book 7415, Page 1488 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block A dated June 29, 2005 was recorded on July 1, 2005 at Official Record Book 7580, Page 2326 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block B dated February 21, 2006 was recorded on February 22, 2006 at Official Record Book 7702, Page 1418 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block C dated February 21, 2006 was recorded on February 22, 2006 at Official Record Book 7702, Page 1421 of the Butler County, Ohio Recorder's Office;



WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block A dated February 28, 2006 was recorded on March 1, 2006 at Official Record Book 7705, Page 895 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block D dated June 5, 2006 was recorded on June 6, 2006 at Official Record Book 7750, Page 438 of the Butler County, Ohio Recorder's Office;

WHEREAS, an Amendment to the Declaration dated May 2008 was recorded on November 17, 2008 at Official Record Book 8062, Page 2305 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block D, Section 2 dated April 5, 2012 was recorded on April 6, 2012 at Official Record Book 8434, page 319 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block B, Section 2 dated May 23, 2012 was recorded on June 1, 2012 at Official Record Book 8452, Page 194 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block E, Section 1 dated June 28, 2013 was recorded on June 28, 2013 at Official Record Book 8601, page 1980 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Third Amendment to the Declaration dated April 2, 2013 was recorded on April 10, 2014 at Official Record Book 8683, page 1062 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Second Amendment to the Declaration dated December 17, 2013 was recorded on December 20, 2013 at Official Record Book 8657, page 1205 of the Butler County, Ohio Recorder's Office;

WHEREAS, the Second Amendment was amended by an Amendment dated April 2, 2014 was recorded on April 10, 2014 at Official Record Book 8683, Page 1055 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block E, Section 2 dated August 28, 2015 was recorded on August 28, 2015 at Official Record Book 8826, Page 971 of the Butler County, Ohio Recorder's Office;



WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block E, Section 3 dated February 10, 2016, was recorded on February 10, 2016 at Official Record Book 8871, page 1319 of the Butler County, Ohio Recorder's Office;

WHEREAS, the Second and Third Amendment was amended by an Amendment dated May 25, 2017 was recorded on June 27, 2017 at Official Record Book 9049, Page 308 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block E, Section 3 dated June 15, 2017 was recorded on July 28, 2017 at Official Record Book 9061, Page 979 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings, Phase 3, Block E, Section 4 dated December 4, 2017 was recorded on December 13, 2017 at Official Record Book 9111, Page 1214 of the Butler County, Ohio Recorder's Office;

WHEREAS, a Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings establish Phase 4 dated January 30, 2019 was recorded on February 15, 2019 at Official Record Book 9257, Page 1608 of the Butler County, Ohio Recorder's Office;

WHEREAS, Section 13.5 of the Declaration provides that the Declaration may be amended at any time without the vote of Owners by a written instrument executed by the Declarant for the purpose of eliminating or correcting any typographical error; making nominal changes, or clarifying Declarant's original intent;

WHEREAS, Declarant reserved the right in Article XII, Section 12.1 to add Additional Land to the terms and conditions of the Declaration;

WHEREAS, due to typographical errors, certain Lots, now owned by Monroe Crossings Homeowners Association, were not properly annexed;

WHEREAS, the Declarant has executed this recorded instrument amending the Declaration;

WHEREAS, the Declarant desires to amend this Declaration to correct typographical errors, make a nominal change, and clarify its original intent;

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

1. There shall be added to Article I, Section 1 the following definition, which shall be designated as Article I, Section 1.14:

1.14. Landscaped. "Landscaped" shall refer to a standard applicable to all Lots and when the term is used in the Declaration at Article IX, Section 9.2.6 or in any Rules and Regulations adopted by the Board, the term shall mean a minimum requirement of a two (2) foot mulched bed along the front of the house (other acceptable ground cover will be considered), and a minimum of four (4) evergreen bushes (boxwoods, holly, yews, junipers, etc.).

The remainder of the numerical identifiers assigned to the terms defined in Article I, Section 1 of the Declaration shall be reassigned to properly reflect the addition of the new term. This shall in no way materially or substantively affect any other portion of Article I, Section 1 of the Declaration.

2. **Article IX, Section 9.1.7.** is hereby deleted and the following substituted in its place:

9.1.7. Parking; Vehicle Repairs. Except in connection with construction activities, trucks exceeding a three quarter (3/4) ton rating, trailers, campers, recreational vehicles, boats and other large vehicles may be parked on the Property only if in garages. No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any portion of the Property. Vehicle repairs and storage of vehicles are permitted on the Property only if in garages. Recreational vehicles and boats may be parked in the driveways for a period not to exceed forty-eight (48) hours for the purpose of cleaning, loading or unloading.

NOW THEREFORE, the Declaration is hereby supplemented as follows:

3. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit B 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.

4. The following paragraph shall be removed from Exhibit A, the Legal Description, of the Second Amendment, Amendment to Second Amendment, and Amendment to Second and Third Amendment:

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4592 through 4600, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase One, Plat Envelope 3637, Pages A, B, and C, Butler County Plat Records.



4. Declarant confirms that its intent in First Amendment was to annex Lots 4411 through 4455, inclusive, of Phase 2, Block A to the terms of the Declaration, and Declarant hereby confirms their annexation. Paragraph II of the First Amendment should have referenced Exhibit B, not Exhibit A. These Lots are described in Exhibit A attached hereto.

MONROE CROSSINGS, INC.

An Ohio corporation

By: Harry Thomas, Jr.
Its: President

STATE OF OHIO

COUNTY OF Butler **SS:**

This instrument was executed and acknowledged before me by Harry Thomas, Jr., the President of Monroe Crossings, Inc., an Ohio corporation, by and on behalf of said corporation this 3rd day of February, 2021.

Tina J. Jackson
Notary Public



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

**MONROE CROSSINGS HOMEOWNERS
ASSOCIATION, INC.**

An Ohio Non-Profit Corporation


By: Harry Thomas, Jr.
Its: President**STATE OF OHIO****COUNTY OF** Butler **SS:**

This instrument was executed and acknowledged before me by Harry Thomas, Jr., the President of Monroe Crossings Homeowners Association, Inc., an Ohio non-profit corporation, by and on behalf of the Association, this 3rd day of February, 2021.


Notary Public

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

This Instrument Prepared by:
Amy Schott Ferguson, Esq.
Cuni, Ferguson & LeVay Co., LPA
10655 Springfield Pike
Cincinnati, Ohio 45215

**EXHIBIT A****LEGAL DESCRIPTION**

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4411 through 4455, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block A, Plat Envelope 3638, Pages A and B, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4456 through 4526, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block B, Plat Envelope 3662, Pages A and B, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4531 through 4583, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block C, Plat Envelope 3708 A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4796 through 4831, 4834 through 4836, 4874 through 4888, 4891 through 4920, 4922 through 4969 and Lot 4997, all inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3844, Pages A, B, C, D and E, Butler County Plat Records.

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being lots replatted from Lot 4832 to Lot 5441, from Lot 4833 to Lot 5442, from Lot 4890 to Lot 5443 and from Lot 4889 to Lot 5444, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3934, Page A, Butler County, Ohio Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4998 through 5032, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block B, Plat Envelope 3935, Page A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5033 through 5073, inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block C, Plat Envelope 3937, Page A, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5074 through 5112 and Lots 5210 through 5226, all inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block D, Plat Envelope 3964, Pages A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5228 through 5238 and 5241 through 5253 as shown on the Record Plat for Monroe



Crossings Subdivision, Phase 3, Block D, Section 2, Plat Envelope 8171, Page 1813, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5254 through 5291 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block B, Section 2, Official Record Book 8449, Page 154 Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5753 through 5770 and 5771 through 5783 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block E, Section 1, Official Record Book 8598, Page 1792, 1793, and 1794, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5784, being a replat of Lots 5239 and 5240, as shown on the Consolidation Plat recorded at Official Record Book 8485, Page 1936, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5789 through 5821 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block E, Section 2, Official Record Book 8826, Page 712-713, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5824 through 5870 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block E, Section 3, Official Record Book 8870, Page 815-816, Butler County Plat Records.

Situate 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, Page 1011-1012, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 6009 through 6062 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 4, Official Record Book 9252, Page 1552 - 1554, Butler County Plat Records.

EXHIBIT B

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 4582 and 4583, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 2, Block C, Plat Envelope 3708 A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3 City of Monroe, Butler County, Ohio and being all of Lots 4816 – 4920, 4969, and 4997, all inclusive, as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block A, Plat Envelope 3844, Pages A, B, C, D and E, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lot 5073 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block C, Plat Envelope 3937, Page A, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lots 5074, 5084, and 5227 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block D, Plat Envelope 3964, Pages A and B, Butler County Plat Records.

Situate in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lot 5785 as shown on the Record Plat for Monroe Crossings Subdivision, Phase 3, Block E, Section 1, Official Record Book 8598, Page 1792, 1793, and 1794, Butler County Plat Records.

Situated in Section 3, Town 3, Range 3, City of Monroe, Butler County, Ohio and being a 15.732 acre tract of land in part of Lot #2293 as known and designated on the list of lots in said City of Monroe and being further described as follows:

Beginning at the most westerly corner of Lot #4600 of Monroe Crossings, Phase One as recorded in Plat Envelope 3637, Page A-C and as known and designated on the list of lots in said City of Monroe, said point being on the southeasterly right-of-way line of State Route 4; thence along the southwesterly boundary of aforementioned Lot #4600, South 58° 32' 18" East, 26.27 feet to an existing concrete monument; thence along a curve to the left having a radius of 150.00 feet, through a central angle of 46° 14' 04", an arc length of 121.04 feet, a chord bearing of South 81° 39' 19" East, a chord distance of 117.78 feet to an existing concrete monument; thence along a curve to the right having a radius of 331.54 feet, through a central angle of 28° 13' 46", an arc length of 163.35 feet, a chord bearing of North 89° 20' 32" East, a chord distance of 161.70 feet to an existing concrete monument; thence South 76° 32' 35" East, 171.28 feet to an existing concrete monument; thence South 46° 11' 58" East, 236.16 feet; thence leaving said boundary, North 88° 19' 57" West, 333.57 feet; thence South 37° 50' 46" West, 221.35 feet to a point on the extended northwesterly boundary of Monroe Crossings, Section Three, Block "D" as recorded in Plat Envelope 3964, Page A-B of the Butler County, Ohio records; thence along said boundary, South 12° 53' 59" West, 424.18 feet to an existing 1" iron pin; thence South 42° 48' 52" West, 428.51 feet to an existing 1" iron pin on the extended northwesterly boundary of Monroe Crossings, Section Three, Block "C" as recorded in Plat Envelope 3845, Page A-E of the



Butler County, Ohio records; thence along the boundary of said Monroe Crossings, Section Three, Block "C", South 29° 45' 13" West, 596.85 feet to an existing concrete monument; thence leaving said boundary, South 45° 57' 36" West, 60.13 feet; thence South 64° 00' 32" West, 634.47 feet to a point on the easterly right-of-way line of LeSourdsville West Chester Road; thence along said easterly right-of-way line, North 04° 57' 01" East, 316.52 feet to a point on the aforementioned southeasterly right-of-way line of State Route 4; thence leaving said easterly right-of-way line, along said southeasterly right-of-way line, North 66° 58' 01" East, 64.58 feet; thence along a curve to the left having a radius of 1185.92 feet, through a central angle of 47° 36' 28", an arc length of 985.39 feet, a chord bearing of North 43° 08' 14" East, a chord distance of 957.29 feet to an existing 1" iron pin; thence South 70° 21' 54" East, 11.23 feet; thence North 16° 49' 36" East, 109.52 feet to a point on the boundary of the lands of Cincinnati Gas & Electric Company as recorded in Official Record 7280, Page 609 of the Butler County, Ohio records; thence leaving said southeasterly right-of-way line, along said boundary, South 73° 10' 24" East, 200.00 feet; thence North 16° 49' 36" East, 250.00 feet; thence North 73° 10' 24" West, 200.00 feet to a point on the aforementioned southeasterly right-of-way line of State Route 4; thence leaving said boundary, along said southeasterly right-of-way line, North 16° 49' 36" East, 50.00 feet to an existing concrete monument; thence North 21° 30' 19" East, 350.78 feet to an existing concrete monument; thence North 31° 28' 20" East, 245.56 feet to the point of beginning, containing 685,287.65 square feet or 15.732 acres of land, more or less, and being subject to all restrictions, easements and right-of-ways of record.

Subject to twenty four (24.00) foot utility and drainage easement in part of the above described 15.732 acre tract of land and being taken twenty four (24.00) feet adjacent to and to the northeast of the following described line:

Beginning at a point found by measuring from the most northerly corner of Lot #5221 of the above described Monroe Crossings, Section Three, Block "D" and as known and designated on the list of lots in said City of Monroe, said point being on the southeasterly boundary of the above described 15.732 acre tract of land, along said boundary, North 12° 53' 59" East, 198.84 feet to the true point of beginning; thence from the point of beginning thus found, leaving said boundary, North 67° 44' 11" West, 93.68 feet.

The above description was prepared from a survey dated June 8, 2007, made by Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

The Plat of Survey is recorded in Volume 51, Page 34 of the Butler County Engineer's Records. Prior Instrument Reference: Book 7077, Page 477 of the Official Records of Butler County, Ohio.

TRANSFER NOT NECESSARY
ROGER REYNOLDS, CPA
BY 02/25/22 DEPT.
AUDITOR, BUTLER CO., OHIO

Recorded: 02/25/2022 03:17 PM Page: 1 of 7
File # 2022-00009115 Fee Amt: \$74.00
BUTLER County, Ohio DANNY N. CRANK, Recorder
BK **9813** PG **280**

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MONROE CROSSINGS, PHASE 5**

This will certify that a copy of the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners' Association, Phase 5 has been filed in the office of the County Auditor, Butler County, Ohio, this 25th day of February, 2022.

BUTLER COUNTY AUDITOR

By: Roger Reynolds/NR

Prepared by:
Amy S. Ferguson, Esq.
CUNI, FERGUSON & LEVAY CO., L.P.A.
10655 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-6768



**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MONROE CROSSINGS, PHASE 5**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association was recorded in Book 7286, Page 1098 of the Official Records of Butler County, Ohio on December 30, 2003;

WHEREAS, Declarant, Monroe Crossings II, LLC, an Ohio Limited Liability Company, is 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 the "Property");

WHEREAS, Monroe Crossings II, LLC is the Successor Declarant of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Monroe Crossings Homeowners Association;

WHEREAS, pursuant to Section 12.1 of the Declaration, as amended by the Second Amendment to the Declaration recorded in Book 8657, Page 1206 of the Official Records of Butler County, Ohio on December 20, 2013 and as amended by the Amendment to Second Amendment recorded at Book 8683, Page 1055 on April 10, 2014, the Declarant reserved the right to submit the Additional Land to the terms of the Declaration without consent of the Owners until December 30, 2023;

WHEREAS, in Section 2.2 of the Declaration, the Declarant reserved the right to provide different architectural standards for the different size Lots and the right to add other sections with different Lot sizes and architectural standards;

WHEREAS, the Declarant desires to amend and supplement the Declaration by subjecting a portion of the Additional Land to the terms of the Declaration, with the exception that the Property shall be subject to an amendment to Section 9.2.9 of the Declaration as stated herein;

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Annexation.** Pursuant to Article XII, Section 12.1 of the Declaration, the Property described in Exhibit "A" is hereby annexed to the terms of the Declaration, with the exception that the Property shall be subject to the following Section 9.2.9 instead of Section 9.2.9 of the Declaration. The Declaration and the following restriction shall be a covenant running with the land and binding upon the land and all owners thereof:

9.2.9. The City of Monroe Requirements for Dwelling Units. The following restrictions are applicable to the Property and cannot be amended or altered without consent of the The City of Monroe Planning Commission. Declarant reserves the right to impose stricter restrictions than these required by the City.

9.2.9.1. One And A Half And Two-Story Dwellings. All one and a half and two-story Dwelling Units shall conform to the following building material and architectural specifications. The entire first floor portion of the front, side, and rear exterior wall areas of each Dwelling Unit shall be constructed of the following materials: brick, stone, cultured stone, cement siding, Hardy plank, and stucco and dryvit materials except for cantilevered gables, bays, etc. Standard residential 0.44 mm grade vinyl will be permitted on the second story and on first floor cantilevered gables and bays, etc. where brick cannot be supported. Vinyl and wood sheeting shall not be permitted above the garage header on the first story. There shall be no more than 30" of exposed foundation on any Dwelling Unit. The areas of the Dwelling Unit expressly excluded from the materials stated above are expressly limited to: the exterior wall area above the first floor on the front and side exteriors of the Dwelling Unit and any exterior areas of the dwelling where normal building practices prohibit the use of the materials stated above: (gas fireplace insert cantilever, gables, overhangs, kitchen and other bays, and other types of protrusions that are not reasonably practical to use the materials stated above). All one and a half and two story dwellings shall have minimum of two thousand (2000) square feet.

9.2.9.2. One Story Dwelling Units. All one-story Dwelling Units shall conform to the following building material and architectural specifications. The entire exterior wall area of a one-story Dwelling Unit consisting of the front, sides and rear walls shall be constructed of the following materials: brick, stone, cultured stone, cement siding, Hardy plank, stucco and dryvit materials. Vinyl and wood sheeting shall not be permitted above the garage header on the first story. There shall be no more than 30" of exposed foundation on any Dwelling Unit. The areas of the Dwelling Unit expressly excluded from the materials stated above are expressly limited to: any exterior wall areas of the Dwelling Unit where normal building practices prohibit the use of the materials stated above including gas fireplace insert cantilever, gables, overhangs, kitchen and other bays, and other types of protrusions that are not reasonably practical to use the materials stated above. All one story dwellings shall have minimum of one thousand six hundred (1600) square feet.



9.2.9.3. All Dwelling Units. A minimum overhang length of twelve (12) inches shall be provided over all faces of the exterior walls of a Dwelling Unit. All overhead garage doors shall be constructed using a raised panel door design. No Dwelling Unit shall be constructed with aluminum windows or aluminum primary exterior doors. All potential below grade living areas shall be constructed with poured concrete walls. All Dwelling Units shall be constructed using a minimum 5/12 pitched roof design including the roof area located over the garage. The roof area located over the porch and entrance portions of the Dwelling Unit may be constructed using a minimum 4/12 pitch design. The entire exterior areas of chimneys used for masonry wood-burning open flame fireplaces shall be constructed of the permitted exterior materials provided for in Section 9.2.9.1 and 9.2.9.2.

2. **Reservation 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.
3. **Designation of Common Elements.** The Lot(s) described in Exhibit B is/are designated as Common Elements.
4. **Owners' Responsibility.** Each Owner shall maintain his or her Lot, including the structures thereon and drainage easements in accordance with Articles IV, V, and VIII of the Declaration.
5. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to Common Elements.
6. **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.

[Remainder of page intentionally left blank]



IN WITNESS WHEREOF, Monroe Crossings II, LLC, by and through its Authorized Member, Joseph B. Schwarz, has executed this Supplemental Declaration this 26th day of February, 2022.

MONROE CROSSINGS II, LLC
An Ohio Limited Liability Company

By: [Signature]
Printed: JOSEPH B. SCHWARZ
Title: AUTHORIZED MEMBER

STATE OF OHIO)
COUNTY OF BUTLER)

Sworn to and subscribed in my presence, this 26th day of February, 2022, by Joseph B. Schwarz, Authorized Member of Monroe Crossings II, LLC, an Ohio Limited Liability Company.

[Signature]
Notary Public

This Instrument Prepared by:
Amy S. Ferguson, Esq.
CUNI, FERGUSON & LEVAY CO., L.P.A.
10655 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-6768



Lee H Parrish
Notary Public
State of Ohio
My commission does not expire.



File # 2022-00009115

Page: 6 of 7

BK **9813** PG **285**

Exhibit A
Legal Description

Section 35, Town 3, Range 3, Between the Miamis, City of Monroe, Butler County, Ohio, and being Lots 6196 – 6253, inclusive, of Monroe Crossings, Section Five, Block A, Plat Book 9804, Pages 563-564.



File # 2022-00009115

Page: 7 of 7

BK **9813** PG **286**

Exhibit B

Section 35, Town 3, Range 3, Between the Miamis, City of Monroe, Butler County, Ohio, and being Lot 6254 of Monroe Crossings, Section Five, Block A, Plat Book 9804, Pages 563-564.