

**FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS  
FOR THE RIDGE AT WRENWOOD PLATS I AND II**

This First Amendment to the Declaration of Restrictions for the Ridge at Wrenwood Plats I and II (the "Amendment") is made by the Ridge at Wrenwood Homeowners Association, Inc., an Ohio not-for-profit corporation (the "Association") and the owners of at least two-thirds of the lots within Plat I and II of the Ridge at Wrenwood.

**RECITALS**

Wrenwood Holding Company, Ltd. and the Association executed and recorded on their behalf and on behalf of the owners of the lots within Plats I and II of the Ridge at Wrenwood the following documents:

1. Declaration of Restrictions for the Ridge at Wrenwood Plat I, a subdivision in the Township of Monclova, Lucas County, Ohio recorded January 5, 2005 as Instrument No. 20050105-0000845 in the Lucas County Recorder's records.
2. Declaration of Restrictions for the Ridge at Wrenwood Plat II, a subdivision in the Township of Monclova, Lucas County, Ohio recorded June 21, 2006 at Instrument No. 20060621-0040706 in the Lucas County Recorder's records. Such recording is referred to herein as the Declarations.

The Declarations provide that such Declarations may be amended in the form of a written instrument signed and acknowledged by the owners of at least two-thirds of the lots in said subdivisions as the same formalities then required for the execution of a deed to real estate in Lucas County, Ohio which instrument shall be filed for record with the Recorder of Lucas County, Ohio.

The Association and the owners of at least two-thirds of the lots within Plats I and II of the Ridge at Wrenwood wish to amend the Declarations as provided herein.

Now, therefore, the undersigned Association and owners hereby amend the Declaration as follows:

1. In addition to the other terms of the existing Declarations that in the event that the Association incurs any cost or expense including, but not limited to, the employment of counsel to enforce any of the covenants, conditions or restrictions contained within the Declarations, which otherwise enforce the rights of the Association or the other homeowners with respect to the subdivision or the common areas of such subdivision, all costs incurred in such enforcement, including reasonable attorneys' fees, shall be paid by the owner or owners against whom such enforcement action is directed or brought. Any amounts due hereunder shall be due immediately upon invoice and shall

be a lien against the lot of such owner or owners against whom such enforcement action is directed or brought. A Notice of Lien may be recorded in the Lien Records of the Recorder of Lucas County, Ohio of any such amount not paid within thirty (30) days from the date an invoice is mailed to the owner or owners. Such Notice of Lien shall identify the residential lot and the amount of the lien and shall be executed by the President of the Association with the formalities then required to record a lien against real estate in Lucas County, Ohio. In addition, the Association shall be entitled to a judgment against such owner or owners in an amount equal to such amount.

2. All other terms of the Declarations shall remain in full force and effect.

3. This Amendment may be signed in multiple counterparts at different times and locations by the Association and the lot owners.

RIDGE AT WRENWOOD  
HOMEOWNERS' ASSOCIATION,

INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF OHIO            )  
  ) SS  
COUNTY OF LUCAS        )

The foregoing First Amendment to Declaration of Restrictions was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2014 by \_\_\_\_\_, its \_\_\_\_\_ of Ridge at Wrenwood Homeowners' Association, Inc., on behalf of the corporation.

\_\_\_\_\_  
Notary Public