

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR
COLONIAL MANOR SQUARE HOME OWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Colonial Manor Square Home Owners Association ("Declaration") was recorded in Volume 6432, Page 677 of the Butler County, Ohio Recorder's Office;

WHEREAS, an Amendment to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements was recorded on October 6, 2003 at Book 7234, Page 685 of the Butler County, Ohio Recorder's Office;

WHEREAS, Article VI, Section 6.3 of the Declaration permits the Owners to amend the restrictions by an instrument in writing recorded in the Recorder's Office of Butler County, Ohio, signed by the then Owners of not less than two-thirds of the Lots included in Colonial Manor Square Subdivision:

WHEREAS, over two-thirds of the Owners desire to amend the Declaration;

NOW THEREFORE, pursuant to Article VI, Section 6.3 of the Declaration, the Declaration is hereby amended as follows:

1. Section 6.1 of the Declaration is hereby deleted and the following substituted in its place:

6.1 Enforcement.

The Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

There shall be and there is hereby created a conclusive presumption that any violation or breach or any attempted violation or breach of any of the within covenants, conditions, and restrictions cannot be adequately remedied by an action at law or by recovery of damages. All costs incurred by the Association in enforcing these covenants, conditions, and restrictions, including reasonable attorney's fees and court costs, shall constitute a charge against the person or persons violating or attempting to violate the covenant, condition, or restriction, and such charge shall constitute a lien against the Lot, person, or persons, subject to subordination of first mortgages as provided in Article IV, Section 4.9.

TRANSFER NOT NECESSARY
KAY ROGERS
BY 1-3-07 DEPT.
AUDITOR, BUTLER CO., OHIO



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Fee Amt: \$316.00 Page 1 of 38
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Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2007-00000712
BK **7842** PG **1738**

EXHIBIT A

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section One, Block 1 being Lots 3147 though 3198 inclusive, as the same are known and designated as recorded in Plat Envelope 3065 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 2 being Lots 3762 though 3785 inclusive, as the same are known and designated as recorded in Plat Envelope 3246 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 3 being Lots 3838 though 3855 inclusive, as the same are known and designated as recorded in Plat Envelope 3347 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 4 being Lots 3856 though 3880 inclusive, as the same are known and designated as recorded in Plat Envelope 3417 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 5 being Lots 4168 though 4186 inclusive, as the same are known and designated as recorded in Plat Envelope 3487 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 6 being Lots 4196 though 4217 inclusive, as the same are known and designated as recorded in Plat Envelope 3547 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 7 being Lots 4315 though 4335 inclusive, as the same are known and designated as recorded in Plat Envelope 3548 A & B, Butler County, Ohio Recorder's Office.

located in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block 8 being Lots 4336 though 4410 inclusive, as the same are known and designated as recorded in Plat Envelope 3596 A, B & C, Butler County, Ohio Recorder's Office.



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