

TRANSFER NOT NECESSARY

NANCY NIX, CPA
BY TH 10/22/24 DEPT.
AUDITOR, BUTLER CO., OHIO



Recorded: 10/22/2024 02:46 PM Page: 1 of 4
File # 2024-00034893 Fee Amt: \$62.00
BUTLER County, Ohio DANNY N. CRANK, Recorder
BK 10146 PG 224

**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS
FOR
COLONIAL MANOR SQUARE HOME OWNERS ASSOCIATION**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Colonial Manor Square Home Owners Association ("Declaration") was recorded on September 24, 1999, in Official Record Book 6409, Page 794, re-recorded on November 2, 1999, in Official Record Book 6421, Page 612, and re-recorded on December 10, 1999 in Official Record Book 6432, Page 677 of the Official Records of the Butler County Recorder's Office;

WHEREAS, an Amendment to Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Colonial Manor Square Home Owners Association was recorded October 6, 2003, at Official Record Book 7234, Page 685 of the of the Official Records of the Butler County Recorder's Office;

WHEREAS, a Second Amendment to Declaration of Covenants, Conditions, Restrictions, Liens, and a Reservation of Easements for Colonial Manor Square Home Owners Association was recorded January 3, 2007, at Official Record Book 7842, Page 1738 of the of the Official Records of the Butler County 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, at least 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:

The Amendment recorded October 6, 2003, at Official Record Book 7234, Page 685 of the of the Official Records of the Butler County Recorder's Office is replaced in its entirety by this Third Amendment to Declaration of Covenants, Conditions, Restrictions, Liens, and a Reservation of Easements for Colonial Manor Square Home Owners Association.

Article V, Section 5.3.7 of the Declaration is hereby amended to permit the construction and placement of storage sheds or out buildings as follows:

A storage shed or out building shall be permitted in the rear yard of each Lot if it is constructed of brick, vinyl, or wood siding and a shingled roof. The color of the siding and roof shall match the house. Said storage shed or out building shall not exceed one hundred and fifty (150) square feet and fourteen (14) feet in height from the ground to the highest point of the roof. Said storage shed or out building shall be ten (10) feet off of the property line and shall not be located within the building line or easements.

No other changes. With the exception of the Amendment as set forth above, there are no changes or revisions to the Declaration referred to above.

Conflicts. In the event of any conflicts, real or perceived, between these Amendments and any provision in the Declaration or By-Laws, these Amendments shall control.

Binding Effect. This amendment of the Declaration shall be binding upon all parties having an interest in the property described in Exhibit A. This amendment shall not, however, affect any vested rights in the property. The Declaration as herein amended remains in full force and effect.

Certification. By execution of this document, the President of the Colonial Manor Square Homeowners Association, Inc. certifies that at least two-thirds of the Owners have consented to this Amendment. Their consents are made a part of the records of Colonial Manor Square Homeowners Association and are available upon request.



In Witness Whereof, this instrument has been executed this 3rd day of August, 2024, by David Grant, President of the Colonial Manor Square Home Owners Association, an Ohio non-profit corporation, by and behalf of the corporation.

Colonial Manor Square
Home Owners Association,
an Ohio Non-profit corporation

By: David Grant
Its: President

STATE OF OHIO)
)
 ss:
 Butler COUNTY)

Be It Remembered, that on the 3rd day of August, in the year of our Lord two thousand twenty-four (2024), before me, the subscriber, a Notary Public in and for said county, personally came, David Grant, President of the Colonial Manor Square Home Owners Association, and acknowledged the signing thereof to be his voluntary act for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my Notarial seal, on the day and year last aforesaid.



NANCY S. BUCHANAN
Notary Public, State of Ohio
My Commission Expires
May 16, 2029
COMMISSION: 2019-RE-786676

Nancy S Buchanan
Notary Public

This instrument was prepared by:
William J. Mitchell, Esq.
7809 Laurel Avenue, Suite 14
Madeira, OH 45243



EXHIBIT A
LEGAL DESCRIPTION

Situated 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, being Lots 3147 through 3198 inclusive, as the same are known and designated as recorded in Plat Envelope 3065 A & B, Butler County, Ohio Recorder's Office.

Situated 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 A being Lots 3762 through 3785 inclusive, as the same are known and designated as recorded in Plat Envelope 3246 A & B, Butler County, Ohio Recorder's Office.

Situated 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 B being Lots 3838 through 3855 inclusive, as the same are known and designated as recorded in Plat Envelope 3347 A & B, Butler County, Ohio Recorder's Office.

Situated 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 C being Lots 3856 through 3880 inclusive, as the same are known and designated as recorded in Plat Envelope 3417 A & B, Butler County, Ohio Recorder's Office.

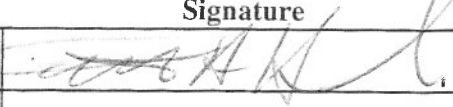
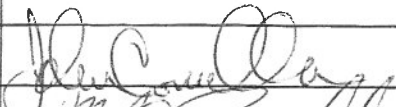
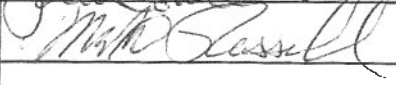

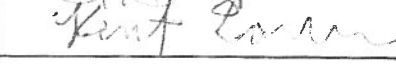

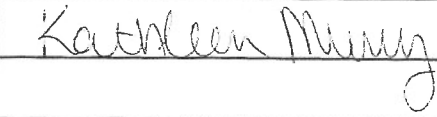


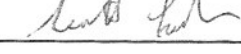
Situated in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block D being Lots 4168 through 4186 inclusive, as the same are known and designated as recorded in Plat Envelope 3487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

Situated 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 E being Lots 4196 through 4217 inclusive, as the same are known and designated as recorded in Plat Envelope 3547 A & B, Butler County, Ohio Recorder's Office.

Situated 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 F being Lots 4315 through 4335 inclusive, as the same are known and designated as recorded in Plat Envelope 3548 A & B, Butler County, Ohio Recorder's Office.

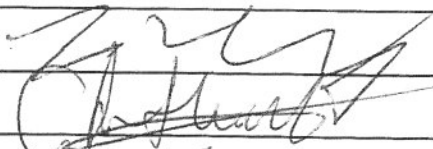
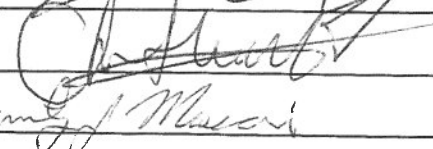
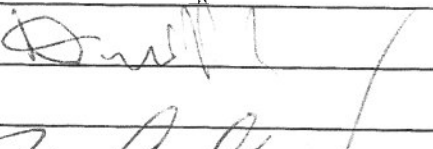

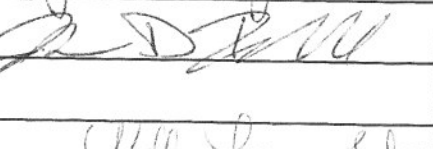
Situated in the City of Monroe, Section 30, Town 3, Range 3, Lemon Township, Butler County, Ohio and being more particularly described in Colonial Manor Square Subdivision Section Two, Block G being Lots 4336 through 4410 inclusive, as the same are known and designated as recorded in Plat Envelope 3596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

Exhibit B

Lot #	Signature	Date	Address
4330		4/1/12	6 Ambergreen Court
4316			7 Ambergreen Court
4329		4/1/12	8 Ambergreen Court
4317		4/1/12	9 Ambergreen Court
4328			10 Ambergreen Court
4318		5-2-12	11 Ambergreen Court
4327		4/1/12	12 Ambergreen Court
4319			13 Ambergreen Court
4326		4/1/12	14 Ambergreen Court
4320			15 Ambergreen Court
4325		4/1/12	16 Ambergreen Court
4321			17 Ambergreen Court
4324		4/1/12	18 Ambergreen Court
4322		4/1/12	19 Ambergreen Court
4323		5-5-12	20 Ambergreen Court
4359			15 Cherry Mill Court

Lot #	Signature	Date	Address
4364			18 Cherry Mill Court
4360	<i>Bruce T. Hill</i>	<i>4.7.2010</i>	19 Cherry Mill Court
4363			22 Cherry Mill Court
4361			23 Cherry Mill Court
4362			26 Cherry Mill Court
4407			11 Churchill Manor Court
4402	<i>Joe B. Hill</i>	<i>3/24/12</i>	12 Churchill Manor Court
4406			15 Churchill Manor Court
4403	<i>Paul Hill</i>	<i>4/5/12</i>	16 Churchill Manor Court
4405	<i>Ray Hill</i>	<i>3-24-12</i>	19 Churchill Manor Court
4404	<i>John Hill</i>	<i>4-1-12</i>	20 Churchill Manor Court
4347	<i>Daniel Hill</i>	<i>3-24-12</i>	28 Churchill Manor Court
4346	<i>Richard Hill</i>	<i>3-24-12</i>	32 Churchill Manor Court
4339	<i>John Hill</i>	<i>3-24-12</i>	33 Churchill Manor Court
4345			36 Churchill Manor Court
4340			37 Churchill Manor Court
4344	<i>James M. Hill</i>	<i>3/24/12</i>	40 Churchill Manor Court
4341			41 Churchill Manor Court
4343	<i>Charles Hill</i>	<i>4/7/12</i>	44 Churchill Manor Court
4342	<i>Emily Hill</i>	<i>3-24-12</i>	45 Churchill Manor Court
4394	<i>Mike Hill</i>	<i>3/24/12</i>	6 Forest Pond Drive

Lot #	Signature	Date	Address
4395			8 Forest Pond Drive X
4396			10 Forest Pond Drive
4397			11 Forest Pond Drive
4398			13 Forest Pond Drive
4399			15 Forest Pond Drive
4400	M. Hale	3/24/12	17 Forest Pond Drive
4401	Chris Carl G	3/24/12	19 Forest Pond Drive
4358	Sherry Gilman	3/24/12	20 Forest Pond Drive
4348	Ysabel Spinoza	5/5/12	21 Forest Pond Drive
4349	Dr. M. R.	3/24/12	23 Forest Pond Drive
4357			24 Forest Pond Drive
4350	Neil Rooster	4/7/12	25 Forest Pond Drive
4356			26 Forest Pond Drive
4351			27 Forest Pond Drive
4355	Karen Becker	4/7/12	28 Forest Pond Drive
4352	7/2/12	5/5/12	29 Forest Pond Drive
4354			30 Forest Pond Drive
4353			31 Forest Pond Drive
3154	Tiffany Patrick	3/24/12	1 Harbor Cove Court
3155	K. M. B.	3/24/12	5 Harbor Cove Court
3153		3/24/12	10 Harbor Cove Court

Lot #	Signature	Date	Address
3156			15 Harbor Cove Court
3152		3/24/12	20 Harbor Cove Court
3157		3-24-12	25 Harbor Cove Court
3151	Emily Mauri	3/24/12	30 Harbor Cove Court
3175			5 Heritage Trail Drive
3180		3-24-12	10 Heritage Trail Drive
3176			15 Heritage Trail Drive
3179	Mary Coulton	4/14/12	20 Heritage Trail Drive
3177	Kate	4/15/12	25 Heritage Trail Drive
3178			30 Heritage Trail Drive
3780	William Sarnel	5-20-12	35 Heritage Trail Drive
3774			40 Heritage Trail Drive
3781			45 Heritage Trail Drive
3775			50 Heritage Trail Drive
3782	McLoudy Griffey	3-15-12	55 Heritage Trail Drive
3776			60 Heritage Trail Drive
3783	Robert Bruckner		65 Heritage Trail Drive
3777		4/14/12	70 Heritage Trail Drive
3784		4-15-12	75 Heritage Trail Drive
3778			80 Heritage Trail Drive
3785	Kelley Lawrence Faulkner	4/7/2012	85 Heritage Trail Drive

Lot #	Signature	Date	Address
3779			90 Heritage Trail Drive
3855	Tena Gentry	4/15/12	95 Heritage Trail Drive
3847	D. H. H.	4/15/12	100 Heritage Trail Drive
3854	W. H. H.	4-7-12	105 Heritage Trail Drive
3848	Shirley H.	4-15-12	110 Heritage Trail Drive
3853	E. H.	4-15-12	115 Heritage Trail Drive
3852	W. H. H.	4-7-12	125 Heritage Trail Drive
3850			130 Heritage Trail Drive
3851	W. H. H.	4-15-12	135 Heritage Trail Drive
3874	K. H.	4/7/2012	140 Heritage Trail Drive
3856			145 Heritage Trail Drive
3873			150 Heritage Trail Drive
3857	W. H. H.	4/28/12	155 Heritage Trail Drive
3872	Glenn Behm	5/20/2012	160 Heritage Trail Drive
3858	Edw. H. H.	4-7-12	165 Heritage Trail Drive
3871			170 Heritage Trail Drive
3859	W. H. H.	4-15-12	175 Heritage Trail Drive
3870	W. H. H.	4-15-12	180 Heritage Trail Drive
3860	W. H. H.	4/15/12	185 Heritage Trail Drive
3869	Pinch S. Booth	4-7-12	190 Heritage Trail Drive
3861	Kathy Miller	4-15-12	195 Heritage Trail Drive

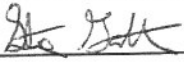

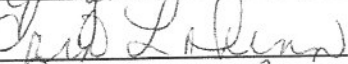
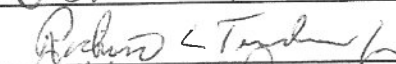

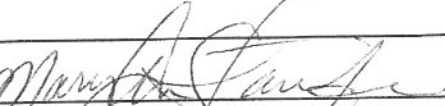

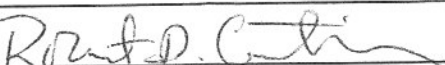

Lot #	Signature	Date	Address
3868	Rebecca McIntosh	4/15/12	200 Heritage Trail Drive
3862	Raymond C. Feltz	4-1-12	205 Heritage Trail Drive
3867			210 Heritage Trail Drive
3863	Jeff Pugh	5/20/12	215 Heritage Trail Drive
3866		5/20/12	220 Heritage Trail Drive
3864		5/20/12	225 Heritage Trail Drive
3865		4-15-12	230 Heritage Trail Drive
3147			1 Hollytree Drive
3198	Douglas D. Baker	5-2-12	2 Hollytree Drive
3148			5 Hollytree Drive
3149	Michelle W. W.	3/24/12	15 Hollytree Drive
3171	Donald Hodson	3/24/12	20 Hollytree Drive
3170		3-24-12	30 Hollytree Drive
3168	Rebecca T. T.	5-5-12	35 Hollytree Drive
3169		5-5-12	40 Hollytree Drive
4196			45 Hollytree Drive
4217			50 Hollytree Drive
4211	Jeff Webb	5/2/12	55 Hollytree Drive
4216	Tom Hester	3-24-12	60 Hollytree Drive
4212		03/24/12	65 Hollytree Drive
4215	Amber Montgomerie	4/15/2012	70 Hollytree Drive

Lot #	Signature	Date	Address
4315			75 Hollytree Drive
4214			80 Hollytree Drive
4213	Carol Barton	3/24/12	90 Hollytree Drive
4335	Rebecca M. Brown		100 Hollytree Drive
4334	Ernest Singh	3-24-12	110 Hollytree Drive
4333	Donna	3/24/2012	120 Hollytree Drive
4331		4-2-12	125 Hollytree Drive
4332	Chad	4-1-12	130 Hollytree Drive
4336	MANDA JESSE THOMPSON	4-1-12	135 Hollytree Drive
4410			140 Hollytree Drive
4337	Donna	4-7-12	145 Hollytree Drive
4409	Chris	01 APR 2012	150 Hollytree Drive
4338	John Jeff	24/3/12	155 Hollytree Drive
4408	Kate Tully	3/24/12	160 Hollytree Drive
4393	Valena Leloneg	5/20/12	200 Hollytree Drive
4392			210 Hollytree Drive
4391	Mary G. Allen	3/24/12	220 Hollytree Drive
4390	Donna	5/5/12	230 Hollytree Drive
4365	Donna	5/20/2012	245 Hollytree Drive
4367	Donna	5/20/2012	250 Hollytree Drive
4366	Missy Parker	5-5-12	255 Hollytree Drive

Lot #	Signature	Date	Address
3197	<i>[Signature]</i>	4-4-12	1 Stone Ridge Lane
3172	<i>Barbara A. Koss</i>	5-2-12	2 Stone Ridge Lane
3196			5 Stone Ridge Lane
3173			10 Stone Ridge Lane
3195	<i>[Signature]</i>	5-2-12	15 Stone Ridge Lane
3174			20 Stone Ridge Lane
3194	<i>Karen Menke</i>	4-15-12	25 Stone Ridge Lane
3193			35 Stone Ridge Lane
3192			45 Stone Ridge Lane
3191			55 Stone Ridge Lane
3190	<i>[Signature]</i>	4/15/12	65 Stone Ridge Lane
3189			75 Stone Ridge Lane
3188	<i>Lori Breen</i>	4/15/12	85 Stone Ridge Lane
3187	<i>Sarah A. Sumner</i>	3-24-2012	90 Stone Ridge Lane
3181			95 Stone Ridge Lane X
3186	<i>TLS Biddle</i>	4-15-12	100 Stone Ridge Lane
3182			105 Stone Ridge Lane
3185	<i>Mike [Signature]</i>		110 Stone Ridge Lane
3183	<i>[Signature]</i>	4-9-12	115 Stone Ridge Lane
3184	<i>Greg Frederick</i>	5-2-12	120 Stone Ridge Lane
3768	<i>[Signature]</i>	4/15/12	125 Stone Ridge Lane

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Lot #	Signature	Date	Address
3762	Marcy Weaver	4/14/12	130 Stone Ridge Lane
3769	Chungh Baun	4-7-12	135 Stone Ridge Lane
3763	Heather Jurney	4-15-12	140 Stone Ridge Lane
3770	Daniel Ther	4-15-12	145 Stone Ridge Lane
3764			150 Stone Ridge Lane
3771	Lee Wong	4-16-12	155 Stone Ridge Lane
3765	Erin G. Borch	4-2-12	160 Stone Ridge Lane
3772			165 Stone Ridge Lane
3766	Andi Atz	4-7-12	170 Stone Ridge Lane
3773	Deann	4-7-12	175 Stone Ridge Lane
3767			180 Stone Ridge Lane
3846	Barbara Wagner	4/7/12	185 Stone Ridge Lane
3838			190 Stone Ridge Lane
3845			195 Stone Ridge Lane
3839	Donald H. Smith Jr	4/7/12	200 Stone Ridge Lane
3840	Al	4/2/12	210 Stone Ridge Lane
3843	James M. Perumal	4-7-12	215 Stone Ridge Lane
3841	Mike	4/2/12	220 Stone Ridge Lane
3875			225 Stone Ridge Lane
3842	Mike Smith		230 Stone Ridge Lane
3876			235 Stone Ridge Lane

Lot #	Signature	Date	Address
3878		5/2/2012	240 Stone Ridge Lane
3877			245 Stone Ridge Lane
3879		5/2/2012	250 Stone Ridge Lane
4168	George A. Best	4-7-12	259 Stone Ridge Lane
3880		5-2-12	260 Stone Ridge Lane
4186	Deanna Banner	5-2-12	264 Stone Ridge Lane
4169		5-2-12	265 Stone Ridge Lane
4185		4-7-12	268 Stone Ridge Lane
4170			273 Stone Ridge Lane
4184		5-2-12	276 Stone Ridge Lane
4171		5-20-12	279 Stone Ridge Lane
4183	Jim B. Litch	5-2-12	280 Stone Ridge Lane
4182			284 Stone Ridge Lane
4172			285 Stone Ridge Lane
4181			288 Stone Ridge Lane
4173			293 Stone Ridge Lane
4180		5/2/12	296 Stone Ridge Lane
4179		4/1/12	304 Stone Ridge Lane
4174			309 Stone Ridge Lane
4175			315 Stone Ridge Lane
4178			318 Stone Ridge Lane

Lot #	Signature	Date	Address
4380	B. Comendador	5/2/12	321 Stone Ridge Lane
4177	Candice Gervet	4/7/12	326 Stone Ridge Lane
4176	Leif	5/2/12	330 Stone Ridge Lane
4379	Phil Brenn	4/7/12	332 Stone Ridge Lane
4378	K. A. D.	4/7/12	338 Stone Ridge Lane
4381	W. C. S.	4/7/12	339 Stone Ridge Lane
4382	E. Klaimo	4/7/12	341 Stone Ridge Lane
4383	Brittany Huggins	4-1-12	343 Stone Ridge Lane
4377	Michael D. Stone	4-7-12	344 Stone Ridge Lane
4376	Linna P. P. S.	4/7/12	346 Stone Ridge Lane
4384	Stephen S. S.	4/7/12	347 Stone Ridge Lane
4375	M. S. S.	4/7/12	348 Stone Ridge Lane
4374	Deborah Sparks	4-7-12	350 Stone Ridge Lane
4385	Jason B. S.	3-24-12	351 Stone Ridge Lane
4373	Anthony S. S.	4-7-12	352 Stone Ridge Lane
4386			353 Stone Ridge Lane X
4372	Elizabeth Sparta	4-7-12	354 Stone Ridge Lane
4387	W. S. S.	4/7/12	355 Stone Ridge Lane
4371	W. S. S.	4/7/12	356 Stone Ridge Lane
4388			357 Stone Ridge Lane X
4370		3/24/12	358 Stone Ridge Lane

Lot #	Signature	Date	Address
4389	<i>Wm R</i>	4/7/12	359 Stone Ridge Lane
4369	<i>Christie Merrow</i>	5/2/12	360 Stone Ridge Lane
4368	<i>Danley</i>	5/20/12	362 Stone Ridge Lane
3160	<i>Joe Frost</i>	3-24-12	1 Sutton Brooke Court
3161	<i>Joe Frost</i>	3-24-12	4 Sutton Brooke Court
3159			5 Sutton Brooke Court
3162	<i>James Ritchie</i>	3-24-12	10 Sutton Brooke Court
3158			15 Sutton Brooke Court
3163	<i>Wm - 954</i>	3/24/12	20 Sutton Brooke Court
3164	<i>Chad</i>	3/24/12	30 Sutton Brooke Court
3165	<i>Jeff Klum</i>	3/24/12	40 Sutton Brooke Court
3166	<i>Mike</i>	5/4/12	50 Sutton Brooke Court
3150	<i>Steve</i>	3/24/12	55 Sutton Brooke Court
3167	<i>Steve</i>	3/24/12	60 Sutton Brooke Court
3849	<i>Bob</i>	4/7/12	35 Twin Cove Drive
3844	<i>Bob</i>	4/7/12	45 Twin Cove Drive
4197			23 Woodgate Court
4198			27 Woodgate Court
4210	<i>Wm M. Long</i>	4/15/12	28 Woodgate Court
4199	<i>ARMY</i>	5/2/12	31 Woodgate Court
4209			32 Woodgate Court

Lot #	Signature	Date	Address
4200	<i>Holly Lee</i>	<i>4/15/2012</i>	35 Woodgate Court
4208	<i>Deah Miley</i>	<i>5-2-12</i>	36 Woodgate Court
4201			39 Woodgate Court
4207	<i>John Stuga</i>	<i>9/15/12</i>	40 Woodgate Court
4202			43 Woodgate Court
4206			44 Woodgate Court
4203	<i>[Signature]</i>	<i>4-15-12</i>	47 Woodgate Court
4205			48 Woodgate Court
4204	<i>[Signature]</i>	<i>4-15-12</i>	53 Woodgate Court