

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS,
ASSESSMENT LIENS, AND WYANDOTTE WOODS ASSOCIATION**

This First Amendment to Declaration of Covenants, Easements, Restrictions, Assessment Liens, and Wyandotte Woods Association (the “Amendment”) is made effective as of this 29th day of October, 2021.

W I T N E S S E T H:

WHEREAS, Wyandotte Woods Association, an Ohio nonprofit corporation (the “Association”), is the owner’s association for Wyandotte Woods Subdivision, an Ohio planned community (“Wyandotte Woods”), established by the recording of the Wyandotte Woods, Section 1, Declaration of Covenants, Easements, Restrictions, Assessment Liens, and Wyandotte Woods Association, Instrument Numbers 200010020199642, 2000010040202161 and 200010110206837, Recorder’s Office, Franklin County, Ohio, First Supplemental Declaration of Covenants, Easements, Restrictions, and Assessment Liens, Instrument Number 200201300027863, Recorder’s Office, Franklin County, Ohio, Second Supplemental Declaration of Covenants, Easements, Restrictions, and Assessment Liens, Instrument Number 200303250084753, Recorder’s Office, Franklin County, Ohio, and any subsequent amendments, modifications or additions of record (the “Restrictions”); and

WHEREAS, the Association deems it to be in the best interest of the Association and Wyandotte Woods to amend the Restrictions as set forth in this Amendment; and

WHEREAS, Section 5312.05 of the Ohio Revised Code permits the owners of seventy-five percent (75%) or more of the owners of an Ohio planned community to amend the deed restrictions of such planned community; and

WHEREAS, more than seventy-five percent (75%) of the Lot Owners of Wyandotte Woods have consented in writing to amend the Restrictions as set forth in this Amendment;

NOW THEREFORE, in consideration of the foregoing, the Restrictions are hereby amended as follows:

1. Article I, Section (U), FENCING LOTS, of the Restrictions is hereby deleted in its entirety and the following is inserted in its place and stead:

“(U) FENCING: Notwithstanding anything contained in the recorded plats for the Subdivision to the contrary, no fences or walls may be constructed on any part of a Lot, No Build Zone, No Build/No Disturb Zone or any drainage easement area, except as follows:

1. Fencing is permitted around swimming pools provided that (a) such fencing is limited to black wrought iron fencing only, (b) the maximum height of such fencing is the minimum height as required by the applicable building code, and (c) the total area of enclosure cannot exceed three (3) times the water surface area.
2. Wood fencing installed and approved by the City of Dublin in the 28’ Drainage/Pedestrian Access Easement located between Lots 44 and 45.”

2. The following is hereby added to the Restrictions as Article I, Section (A)(A):

“(A)(A) PROHIBITION OF SEXUAL OFFENDERS: Any person who is classified as a Tier III sexual offender or a child-victim offender pursuant to Chapter 2950 of the Ohio Revised Code, as may be amended or supplemented from time to time, or any future equivalent classifications, and for whom the County Sheriff or other governmental entity must provide community notification of the sexual offender’s residence, is prohibited from residing on or occupying any Lot or remaining in or on any dwelling constructed on any Lot for any period of time. The Association may, from time to time, perform comparisons of ownership and/or residency records for the Subdivision with databases or lists of sexual offenders, and may perform other research into criminal records as the Association may deem necessary or appropriate to determine if any person who is a Lot Owner or is otherwise a resident on any Lot is a person prohibited from residing on such Lot pursuant to this restriction. Failure to comply with this restriction may, at the Association’s discretion, subject the Lot Owner to a fine of One Thousand Dollars (\$1,000.00) per day for each day that such Lot Owner is in violation of this restriction. In addition, the Association may pursue any and all other remedies available at law or in equity as a result of a violation of this restriction. The Association shall not be liable to any Lot Owner or occupant of any dwelling constructed on any Lot, or anyone visiting any Lot or Lot Owner, as a result of the Association’s alleged failure to enforce any aspect of this provision, regardless of whether such failure is negligent, reckless, intentional or otherwise.”

3. All capitalized terms used herein and not otherwise defined herein shall have the meaning assigned to those terms in the Restrictions.

4. Except as modified by this Amendment, all other terms and conditions of the Restrictions remain in full force and effect.

The undersigned, duly elected Trustees of Wyandotte Woods Association, an Ohio nonprofit corporation, hereby certify that the foregoing is a true and complete record of actions taken by the Lot Owners of Wyandotte Woods Association effective as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

WYANDOTTE WOODS ASSOCIATION
an Ohio nonprofit corporation

By: [Signature]
Anthony Greco, Trustee

By: [Signature]
Claude Bailey, Trustee

By: [Signature]
William Ditty, Trustee

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

Sworn to before me and subscribed in my presence on this 29th day of October, 2021, by Anthony Greco, Trustee of Wyandotte Woods Association, an Ohio nonprofit corporation, for and on behalf of said corporation.

[Signature]
Notary Public

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

Sworn to before me and subscribed in my presence on this 29th day of October, 2021, by Claude Bailey, Trustee of Wyandotte Woods Association, an Ohio nonprofit corporation, for and on behalf of said corporation.

[Signature]
Notary Public

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

Sworn to before me and subscribed in my presence on this 29th day of October, 2021, by William Ditty, Trustee of Wyandotte Woods Association, an Ohio nonprofit corporation, for and on behalf of said corporation.

[Signature]
Notary Public

This Instrument Prepared By:
Peterson Connors LLP
545 Metro Place South, Suite 435
Dublin, Ohio 43017
(614) 365-7000

 **Sungtaek Jun**
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.