

AMENDMENT TO DECLARATION OF RESTRICTIONS FOR

LOTS 1 AND 2

IN THE FIRST AMENDMENT OF THE BLUFFS

PLAT 1

SUBDIVISION IN THE TOWNSHIP OF SPRINGFIELD,

LUCAS COUNTY, OHIO ("Subdivision")

20251105-0040301

11/5/2025 11:06 AM
Pages: 4 Fee: \$74.00
T20250032520
Michael D. Ashford
Lucas County Recorder
REST

This **AMENDMENT** ("Amendment") to certain Declaration of Restrictions for Lots 1 and 2 in the First Amendment of The Bluffs, Plat 1 ("Plat 1 Restrictions"), recorded at 89-100D06 of the Lucas County, Ohio records (collectively the "Declaration"), is adopted effective this 1st day of November, 2025, by The Bluffs Homeowners Association, Inc., on behalf of all the lot owners in the Subdivision.

WITNESSETH THAT:

WHEREAS, the required number of lot owners to amend the Declaration have consented to the terms and conditions of this Amendment, as evidenced by the Affidavit of the Secretary of The Bluffs Homeowners Association, Inc., attached hereto as Exhibit "A"; and

WHEREAS, the consenting lot owners have agreed to the preparation and recording of this Amendment.

NOW THEREFORE, the Association, in consideration of the enhancement in the value of said property by reason of the adoption of this Amendment, does on behalf of the lot owners covered by the Declaration, hereby amend the Declaration as follows:

1. Under the heading **Witnesseth That**, Page 1, Third Paragraph of the Declaration is hereby amended to provide that "(except for the below mentioned Lot 12)" be **deleted**.
2. Under the heading **Restrictions**, Second Paragraph of the Declaration is hereby amended to provide that "(b) any amendment changing the permitted use for Proposed Lot 12 as below defined and set forth shall also require the consent of the record owner of said Lot 12" be **deleted** in its entirety.
3. Under the heading **Expansion Rights** of the Declaration is hereby amended to provide that "except for proposed Lot Twelve (12) in proposed plat three (III) of the subdivision ("Proposed Lot 12"), which may be used by the Developer, their heirs and assigns, for business, nursery and/or light

commercial purposes" be **deleted** in its entirety.

4. Under the heading Residential Lots, First Paragraph of the Declaration is hereby amended to provide that "Except has been indicated herein with respect to Proposed Lot 12" be **deleted** in its entirety.
5. Under the heading Use and Activities, First Paragraph of the Declaration is hereby amended to provide that "Except for the aforementioned light commercial uses herein permitted for Proposed Lot 12" be **deleted** in its entirety
6. Under the heading Use and Activities of the Declaration is hereby amended to provide that the following language be added: "No rentals/ leases are allowed in The Bluffs Community except the existing rentals (2014 The Bluffs-Lot 11, 2109 The Bluffs-Lot 13, 2131 St. Andrews Bluffs-Lot 21-Condo 2131, and 2001 The Bluffs-Lot 20-a three-family) which are grandfathered in because of their present status as rentals but once sold or legally transferred, they will no longer retain their rental status and must be used as owner-occupied residences from that time forward, except for 2001 The Bluffs-Lot 20 which will remain a three-family residence. 2001 The Bluffs-Lot 20 cannot be used for office or light commercial purposes."

The undersigned has caused this Amendment to be executed as of the date and year first above indicated.

THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

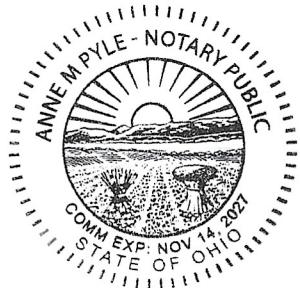
An Ohio non-profit corporation, on behalf of all lot owners

By: Karen Greene

Karen Greene, President

State of Ohio, County of Lucas, ss:

The foregoing instrument was acknowledged before me this 5th day of November, 2025, by Karen Greene, the President of The Bluffs Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of said corporation.



Anne M. Pyle

NOTARY PUBLIC

This instrument was prepared by

The Bluffs Homeowners Association, Inc.

Board of Trustees

P.O. Box 352202

Toledo, Ohio 43635-2202

EXHIBIT "A"

AFFIDAVIT

Now comes Judith Stead ("Affiant"), who states and avers that she is the Secretary of The Bluffs Homeowners Association, Inc., an Ohio non-profit corporation, and who swears and affirms as follows:

1. That a meeting for The Bluffs Homeowners Association, Inc., was held on October 7, 2025;
2. That at such meeting, seventy-five percent (75%) of the lot owners covered by the Declaration of Restrictions for Lots 1 and 2 in the First Amendment of The Bluffs, Plat 1, approved the terms of the foregoing Amendment.

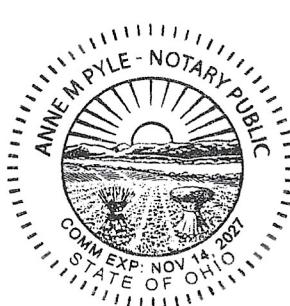
Further Affiant sayeth not.

Judith Stead

Judith Stead

State of Ohio, Lucas County ss:

Sworn to before and subscribed this 5th day of November, 2025 by Judith Stead, Secretary of The Bluffs Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of said corporation. This is an acknowledgement certificate. No oath or affirmation was administered to the signer.



Anne M. Pyle

NOTARY PUBLIC