

AMENDMENT TO THE
PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS
FOR
RIVER OAKS, PHASE VI

PLEASE CROSS MARGINAL REFERENCE WITH THE PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS FOR RIVER OAKS, PHASE VI RECORDED AT INSTRUMENT NO. 2001031900008485 OF THE LICKING COUNTY RECORDS.

AMENDMENT TO THE
PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS FOR
RIVER OAKS, PHASE VI

RECITALS

A. The Protective Covenants and Building Restrictions for River Oaks, Phase VI (the "Declaration"), were recorded at Licking County Records, Instrument No. 2001031900008485.

B. The River Oaks Association, Inc. (the "Association") is a corporation consisting of all Owners in River Oaks HOA and as such is the representative of all Owners.

C. Ohio Revised Code Section 5312.05 authorizes amendments to the Declaration.

D. Owners representing at least seventy five percent (75%) of the Phase VI current voting power have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment").

E. As of November 11, 2020, Owners representing 78.57 percent of the Phase VI voting power have signed and delivered to the Association written consents, along with powers of attorney, in favor of the Amendment and authorizing the Association's officers to execute the Amendment on their behalf.

F. The Association has complied with the proceedings necessary to amend the Declaration, as required by the Declaration, in all material respects.

AMENDMENT

The Protective Covenants and Building Restrictions for River Oaks, Phase VI is amended by the following:

MODIFY DECLARATION ARTICLE 12 entitled, "Portable Buildings." Said modification, to be made on Page 3 of the Declaration, as recorded at Instrument No. 2001031900008485 of the Licking County Records, is as follows (deleted language is crossed out; new language is underlined):

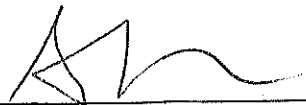
12. Portable Buildings. No buildings, partially completed buildings, or other structures shall be moved onto any lot in said subdivision from an outside location, unless approved by the Developer Board in the manner provided in Paragraph 26 of these restrictions and unless said building is in conformity with the design standards contained in these restrictions. ~~There shall be no outside storage building allowed.~~

Any conflict between the above provision and any other provisions of the Declaration and Bylaws will be interpreted in favor of the above modifying the restrictions on outside storage buildings. The invalidity of any part of the above provision does not impair or affect in any manner the validity or enforceability of the remainder of the provision. Upon the recording of this amendment, only Owners of record at the time of such filing have standing to contest the validity of this amendment, whether on procedural, substantive, or any other grounds. Any contest or other legal challenge to the validity of this amendment must be brought in the court of common pleas within one year of the recording of this amendment.

[SIGNATURES TO FOLLOW]

The River Oaks Association, Inc. has caused the execution of this instrument this 2nd day of December, 2020.

RIVER OAKS ASSOCIATION, INC.

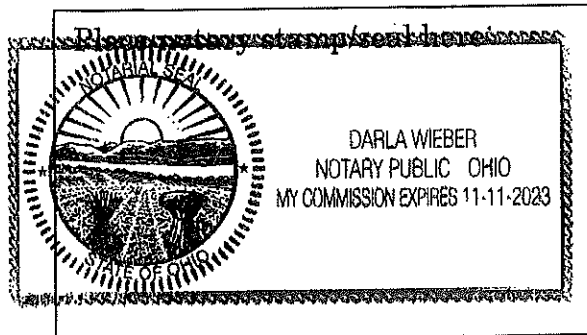
By: 
Stephen T. Layman, its President

STATE OF OHIO)
COUNTY OF Licking) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named River Oaks Association, Inc., by its President, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

I have set my hand and official seal this 2nd day of December, 2020.


NOTARY PUBLIC



The River Oaks Association, Inc. has caused the execution of this instrument this 2nd day of December, 2020.

RIVER OAKS ASSOCIATION, INC.

By: David Anderson
David Anderson, its Secretary

STATE OF OHIO)
) SS
COUNTY OF Licking)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named River Oaks Association, Inc., by its Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

I have set my hand and official seal this 2nd day of December, 2020.

Darla Wieber
NOTARY PUBLIC

This instrument prepared by:
KAMAN & CUSIMANO, LLC,
Attorneys at Law
8101 North High Street, Suite 370
Columbus, Ohio 43235
(614) 882-3100
ohiohoalaw.com

