

FIRST AMENDMENT TO THE DECLARATION
OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR
WEBER OAKS SUBDIVISION

This First Amendment to the Declaration of Covenants, Easements, Conditions and Restrictions for Weber Oaks Subdivision (First Amendment) is made as of the 17 day of JUNE, 2000, by M/I Schottenstein Homes, Inc., 6279 Tri-Ridge Blvd., Suite 110, Loveland, OH 45140 (Developer).

WHEREAS, M/I Schottenstein Homes, Inc. is the Declarant in the Declaration of Covenants, Easements, Conditions, and Restrictions for Weber Oaks Subdivision ("Declaration") which was recorded in Official Record Book 1195, Page 142 of the Records of Clermont County, Ohio; and

WHEREAS, M/I Schottenstein Homes, Inc. filed the First Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for Weber Oaks Subdivision ("First Supplemental Declaration") which was recorded in Official Record Book 1230, Page 1403 of the Records of Clermont County, Ohio to add additional properties to the terms and conditions of the Declaration; and

WHEREAS, M/I Schottenstein Homes, Inc. filed the Second Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for Weber Oaks Subdivision ("Second Supplemental Declaration") which was recorded in Official Record Book 1237, Page 1512 of the Records of Clermont County, Ohio to add additional properties to the terms and conditions of the Declaration; and

WHEREAS, the properties and lots subject to the terms and conditions of the Declaration, First and Second Supplemental Declaration are described on Exhibit "A" attached hereto; and

WHEREAS, the Declarant M/I Schottenstein Homes, Inc. has the right to unilaterally amend the Declaration prior to the Turnover Date, which has not occurred, pursuant to Article XI, sub-paragraph C of the Declaration; and

WHEREAS, M/I Schottenstein Homes, Inc. wishes to amend the Declaration to provide a provision by which the Owners may amend the Declaration; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article XI, sub-paragraph C-1 is hereby added to the Declaration.

C-1 Amendment by Owners. After the Turnover Date and after the date upon which the Developer has conveyed

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all Lots owned by the Developer in the subdivision, this Declaration may be amended by the affirmative vote of sixty-seven (67%) percent of the Lot Owners. The Board or any Owner wishing to submit an amendment to the owners as a group shall provide such amendment in writing and a ballot for each Owner to approve or reject the amendment. If the amendment is approved by the required percentage of the Owners, the Association shall prepare and record an amendment document certifying the contents of the amendment and indicating that it has been approved by not less than sixty-seven (67%) percent of the owners of the Association. The amendment need not be signed by the individual Owners. The amendment will be signed by the President and Secretary of the Association and the Secretary shall sign a Certification that the amendment has been approved by not less than sixty-seven (67%) percent of the lot owners. The ballots reflecting such amendment shall be kept with the permanent books and records of the Association.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of June, 2000, by M/I Schottenstein Homes, Inc., an Ohio corporation, by its duly authorized officer.

Signed and Acknowledged
in the Presence of:

M/I Schottenstein Homes, Inc.
An Ohio Corporation

Gayle P. Doughman
Dennis Null

By: Dennis Null
Dennis Null, Division President

STATE OF OHIO)
) SS
COUNTY OF Clermont)

The foregoing instrument was signed and acknowledged before me this 19th day of June, 2000 by Dennis Null, Division President on behalf of M/I Schottenstein Homes, Inc., an Ohio Corporation.

Gayle P. Doughman
Notary Public

This Instrument Prepared by:

James F. O'Brien
Attorney at Law
4555 Lake Forest Dr. 365B
Cincinnati, OH 45242
513-563-8580



GAYLE P. DOUGHMAN
Notary Public, State of Ohio
My Commission Expires October 17, 2004
Recorded in Clinton County, OH

EXHIBIT "A"

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1. Situated in the State of Ohio, Clermont County, Miami Township, Lindsey Military Survey No. 3623 and Baldwin Military Survey No. 2570 and being known as lots 1 through 49 inclusive of Weber Oaks, Section 1, recorded at Plat Cabinet 8, Pages 154 through 157, Clermont County, Ohio Records.

For the purpose of indexing use Parcel #18-25-17J-092. thru 140.

2. Situated in the State of Ohio, Clermont County, Miami Township, Lindsey Military Survey No. 3623 and Baldwin Military Survey No. 2570 and being known as lots 50 through 83 inclusive of Weber Oaks, Section 2, recorded at Plat Cabinet 8, pages 231 and 232, Clermont County, Ohio Records.

For the purpose of indexing use Parcel #18-25-17J-141. thru 174.

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EXHIBIT "A"

Situate in the State of Ohio, Clermont County, Miami Township, Baldwin Military Survey No. 2570 being known as lots 84 through 120 inclusive of Weber Oaks, Section 3 recorded at Plat Cabinet 8, pages 253 and 254 of the Clermont County, Ohio Records.

LOT NO.	PARCEL NO.
84	18-25-17J-175
85	18-25-17J-176
86	18-25-17J-177
87	18-25-17J-178
88	18-25-17J-179
89	18-25-17J-180
90	18-25-17J-181
91	18-25-17J-182
92	18-25-17J-183
93	18-25-17J-184
94	18-25-17J-185
95	18-25-17J-186
96	18-25-17J-187
97	18-25-17J-188
98	18-25-17J-189
99	18-25-17J-190
100	18-25-17J-191
101	18-25-17J-192
102	18-25-17J-193
103	18-25-17J-194
104	18-25-17J-195
105	18-25-17J-196
106	18-25-17J-197
107	18-25-17J-198
108	18-25-17J-199
109	18-25-17J-200
110	18-25-17J-201
111	18-25-17J-202
112	18-25-17J-203
113	18-25-17J-204
114	18-25-17J-205
115	18-25-17J-206
116	18-25-17J-207
117	18-25-17J-208
118	18-25-17J-209
119	18-25-17J-210
120	18-25-17J-211

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Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
On 06-26-2000 At 03:35 pm.
DECLAR 22.00
OR Book 1272 Page 2500 - 2503