



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

This Second Amendment to the Declaration of Covenants, Easements, Conditions and Restrictions for Weber Oaks Subdivision (Second Amendment) is made as of the 11 day of OCTOBER, 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 Amendment to the Declaration of Covenants, Easements, Conditions and Restrictions for Weber Oaks Subdivision (First Amendment) which was recorded in Official Record Book 1272, page 2500 to add provisions to the Declaration; 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, M/I Schottenstein Homes, Inc. filed the Third Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for Weber Oaks Subdivision ("Third Supplemental Declaration") which was recorded in Official Record Book 1287, Page 543 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 (as amended), and the First, Second

and Third Supplemental Declarations 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 specify additional Common Property to be cared for by the Association.

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

1. Article VIII, sub-paragraph A-1 is hereby added to the Declaration.

A-1 Emergency Access Road. The Developer will install an emergency access road upon the 35 foot easement for ingress, egress and utilities located between Lots 175 and 176. The emergency access road will consist of a 12 foot wide area installed with interlocking paver blocks and a poured concrete sidewalk located in the middle of the emergency roadway. The Developer will also install fencing and any other type of facilities related to the emergency roadway as required by local regulation and code. This emergency access road as constructed, including all related facilities, shall be considered Common Property and cared for at the expense of the Association pursuant to the terms and conditions of the Declaration.

The purpose of this emergency access road is for emergency vehicles only and the easement and related facilities exist for the benefit of all owners at Weber Oaks.

Use of the emergency access road is limited to emergency vehicles operated by the local police, fire protection or other governmental agency. No private vehicles may use this emergency access road. The sidewalk located on the emergency access road is for pedestrian ingress and egress only and no motorized vehicles, including motorcycles, may use this emergency access road. The unimproved portions of the 35 foot easement for ingress and egress shall be maintained by the owners of Lot 175 and 176 respectively, but these owners shall have no responsibility for the maintenance, upkeep, repair or

EXHIBIT A

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LEGAL DESCRIPTION OF THE PROPERTY

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.

<u>LOT NO.</u>	<u>PARCEL NO.</u>	<u>LOT NO.</u>	<u>PARCEL NO.</u>
1	18-25-17J-092	26	18-25-17J-117
2	18-25-17J-093	27	18-25-17J-118
3	18-25-17J-094	28	18-25-17J-119
4	18-25-17J-095	29	18-25-17J-120
5	18-25-17J-096	30	18-25-17J-121
6	18-25-17J-097	31	18-25-17J-122
7	18-25-17J-098	32	18-25-17J-123
8	18-25-17J-099	33	18-25-17J-124
9	18-25-17J-100	34	18-25-17J-125
10	18-25-17J-101	35	18-25-17J-126
11	18-25-17J-102	36	18-25-17J-127
12	18-25-17J-103	37	18-25-17J-128
13	18-25-17J-104	38	18-25-17J-129
14	18-25-17J-105	39	18-25-17J-130
15	18-25-17J-106	40	18-25-17J-131
16	18-25-17J-107	41	18-25-17J-132
17	18-25-17J-108	42	18-25-17J-133
18	18-25-17J-109	43	18-25-17J-134
19	18-25-17J-110	44	18-25-17J-135
20	18-25-17J-111	45	18-25-17J-136
21	18-25-17J-112	46	18-25-17J-137
22	18-25-17J-113	47	18-25-17J-138
23	18-25-17J-114	48	18-25-17J-139
24	18-25-17J-115	49	18-25-17J-140
25	18-25-17J-116		

EXHIBIT A**Page 2**LEGAL DESCRIPTION OF THE PROPERTY

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.

<u>LOT NO.</u>	<u>PARCEL NO.</u>	<u>LOT NO.</u>	<u>PARCEL NO.</u>
50	18-25-17J-141	75	18-25-17J-166
51	18-25-17J-142	76	18-25-17J-167
52	18-25-17J-143	77	18-25-17J-168
53	18-25-17J-144	78	18-25-17J-169
54	18-25-17J-145	79	18-25-17J-170
55	18-25-17J-146	80	18-25-17J-171
56	18-25-17J-147	81	18-25-17J-172
57	18-25-17J-148	82	18-25-17J-173
58	18-25-17J-149	83	18-25-17J-174
59	18-25-17J-150		
60	18-25-17J-151		
61	18-25-17J-152		
62	18-25-17J-153		
63	18-25-17J-154		
64	18-25-17J-155		
65	18-25-17J-156		
66	18-25-17J-157		
67	18-25-17J-158		
68	18-25-17J-159		
69	18-25-17J-160		
70	18-25-17J-161		
71	18-25-17J-162		
72	18-25-17J-163		
73	18-25-17J-164		
74	18-25-17J-165		

EXHIBIT "A"

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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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Situate in the State of Ohio, Clermont County, Miami Township, Baldwin Military Survey No. 2570 being known as lots 121 through 192 inclusive of Weber Oaks, Section 4 recorded at Plat Cabinet 9, pages 158 - 161 of the Clermont County, Ohio Records.

<u>LOT NO.</u>	<u>PARCEL NO.</u>	<u>LOT NO.</u>	<u>PARCEL NO.</u>
121	18-25-17J-212	146	18-25-17J-237
122	18-25-17J-213	147	18-25-17J-238
123	18-25-17J-214	148	18-25-17J-239
124	18-25-17J-215	149	18-25-17J-240
125	18-25-17J-216	150	18-25-17J-241
126	18-25-17J-217	151	18-25-17J-242
127	18-25-17J-218	152	18-25-17J-243
128	18-25-17J-219	153	18-25-17J-244
129	18-25-17J-220	154	18-25-17J-245
130	18-25-17J-221	155	18-25-17J-246
131	18-25-17J-222	156	18-25-17J-247
132	18-25-17J-223	157	18-25-17J-248
133	18-25-17J-224	158	18-25-17J-249
134	18-25-17J-225	159	18-25-17J-250
135	18-25-17J-226	160	18-25-17J-251
136	18-25-17J-227	161	18-25-17J-252
137	18-25-17J-228	162	18-25-17J-253
138	18-25-17J-229	163	18-25-17J-254
139	18-25-17J-230	164	18-25-17J-255
140	18-25-17J-231	165	18-25-17J-256
141	18-25-17J-232	166	18-25-17J-257
142	18-25-17J-233	167	18-25-17J-258
143	18-25-17J-234	168	18-25-17J-259
144	18-25-17J-235	169	18-25-17J-260
145	18-25-17J-236	170	18-25-17J-261
		171	18-25-17J-262
		172	18-25-17J-263
		173	18-25-17J-264
		174	18-25-17J-265
		175	18-25-17J-266
		176	18-25-17J-267
		177	18-25-17J-268
		178	18-25-17J-269
		179	18-25-17J-270
		180	18-25-17J-271
		181	18-25-17J-272
		182	18-25-17J-273
		183	18-25-17J-274
		184	18-25-17J-275
		185	18-25-17J-276
		186	18-25-17J-277
		187	18-25-17J-278
		188	18-25-17J-279
		189	18-25-17J-280
		190	18-25-17J-281
		191	18-25-17J-282
		192	18-25-17J-020

E00000032370
 Filed for Record in
 CLERMONT COUNTY, OH
 CAROLYN GREEN
 On 10-18-2000 At 01:40 pm.
 34.00
 DECLAR
 OR Book 1292 Page 1911 - 1917