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ALLEN COUNTY RECORDER



SECOND AMENDMENT TO THE AMENDED AND RESTATED DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS OF THE PLAT OF LOFTON WOODS, SECTION II AND LOFTON WOODS, SECTION III, SUBDIVISIONS IN ALLEN COUNTY, INDIANA
[Cross Reference to 98009021]

The undersigned, being the owners of at least 60% of the lots in Lofton Woods, Sections II and III, according to the plats thereof, consent to and approve the following Second Amendment to the Amended and Restated Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of Lofton Woods, Section II, and Lofton Woods, Section III, Subdivisions in Allen County, Indiana ("Amendment"). This Fourth Amendment amends the previously recorded Amended and Restated, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of the Plat of Lofton Woods, Section II and Lofton Woods, Section III, Subdivisions in Allen County, Indiana (the "Amended and Restated Covenants"), recorded as Document No. 98009021 in the Office of the Recorder of Allen County. The Amended and Restated Covenants amended and restated the Covenants previously recorded for Lofton Woods, Sections II and III.

1. Section 6, *General Provisions*, of the Amended and Restated Covenants shall be amended by adding the following Section 6.27, *Fences*, which shall read as follows:

6.27 *Fences*. Fences shall be of wood, ornamental iron, vinyl or composite material only. Fences made of any other type of material such as chain link, barbed wire or wire mesh, are prohibited. Wood fencing must be of natural wood or natural wood stain in color, or match the exterior of the home, or be compatible with the character of the surrounding area. Walls must consist of masonry. No fence or wall shall exceed 6 feet in height. No fence or wall of any height shall be constructed upon any lot until after the Architectural Control Committee has approved the height, type, design, and location in writing. Existing fences as of the effective date of this Amendment that do not meet the above criteria will be allowed to remain only until they are in need of repair, at which time they must be removed or replaced with an approved fence.

Fences →

The Owner is responsible for obtaining any required governmental permits for such fence or wall.

2. This Amendment shall be effective upon recordation of same in the Office of the Recorder for Allen County, Indiana.

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ALLEN COUNTY RECORDER



THIRD AMENDMENT TO THE AMENDED AND RESTATED DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS OF THE PLAT OF LOFTON WOODS, SECTION II AND LOFTON WOODS, SECTION III, SUBDIVISIONS IN ALLEN COUNTY, INDIANA

[Cross Reference to 98009021]

The undersigned, being the owners of at least 60% of the lots in Lofton Woods, Sections II and III, according to the plats thereof, consent to and approve the following Third Amendment to the Amended and Restated Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of Lofton Woods, Section II, and Lofton Woods, Section III, Subdivisions in Allen County, Indiana ("Amendment"). This First Amendment amends the previously recorded Amended and Restated, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of the Plat of Lofton Woods, Section II and Lofton Woods, Section III, Subdivisions in Allen County, Indiana (the "Amended and Restated Covenants"), recorded as Document No. 980009021 in the Office of the Recorder of Allen County. The Amended and Restated Covenants amended and restated the Covenants previously recorded for Lofton Woods, Sections II and III.

1. Section 4.3.2 of the Amended and Restated Covenants shall be deleted, and shall be replaced with the following new Section 4.3.2, which shall read as follows:

4.3.2 The minimum Annual Assessment may be increased each year by the Board of Directors by a percentage not more than 10% (rounded up to the nearest dollar) above the Annual Assessment for the previous year, without a vote of the membership of the Association.

5. This Amendment shall be effective upon recordation of same in the Office of the Recorder for Allen County, Indiana.

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