

**NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN**

**FOURTH 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 980009021]

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 Fourth Amendment to the Amended and Restated Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of Lofton Woods, Sections II, and Lofton Woods, Section III, Subdivisions in Allen County, Indiana ("Fourth 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. 980009021 in the Office of the Recorder of Allen County.

1. Section 6.8, *Temporary Structures*, of the Amended and Restated Covenants, which was previously amended under the First Amendment to the Amended and Restated Covenants recorded as Document No. 2008041228, shall be deleted and shall be replaced with the following new Section 6.8, which shall read as follows:

6.8 *Temporary Structures and Other Items.* No structure of a temporary character, trailer, boat trailer, camper or camping trailer, basement, detached garage, barn, or other outbuilding shall be constructed, erected, located, or used on any Lot for any purpose (including use as a residence), either temporarily or permanently, except as provided herein; and provided, however, that basements may be constructed in connection with the construction and use of a single-family residence.

One detached shed shall be permitted in the rear yard on a Lot to be used for storage that is accessory to the use of the Lot for single-family residential purposes. The shed shall not exceed 120 square feet in size and shall not exceed ten (10) feet in height as measured from the floor to the external peak of the roof.

**AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.
Jan 04 2024
Nicholas D Jordan
AUDITOR OF ALLEN COUNTY**

The shed must be supported by or placed on a concrete foundation or on concrete blocks or pavers to prevent direct contact with the ground. The shed must be constructed of quality materials and use quality workmanship, match or complement the façade of the residence on the Lot and blend in with the surroundings, subject to the prior review and approval of the Committee. The shed must be concealed from view from the street (or streets on a corner lot) by a fence (in compliance with Section 6.27) and/or landscaping. Metal sheds are not permitted. Sheds must be kept in a state of good condition or repair, adequately painted, and otherwise maintained by the Owner at all times. A shed shall maintain a setback of at least three (3) feet from a side or rear Lot line, and no closer than the side building line to a side street or corner lot as shown on the Plat.

No shed shall be constructed or placed on any Lot until the Committee has approved the dimensions, design, materials and placement of the shed in writing.

2. All capitalized terms in this Fourth Amendment shall have the same meaning as those terms are defined in the Amended and Restated Covenants, unless a contrary meaning is clearly indicated in this Fourth Amendment. In case of a conflict between the Amended and Restated Covenants and this Fourth Amendment, this Fourth Amendment shall control.

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

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