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RECORDED: 04/08/2022 03:38:24 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

RE-RECORDING PAGE FOR

AMENDMENT TO DEDICATION, PROTECTIVE RESTRICTIONS,

COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS APPENDED TO AND MADE

A PART OF THE DEDICATION AND PLAT OF KENSINGTON DOWNS, SECTION II,

A SUBDIVISION IN ST. JOSEPH TOWNSHIP, ALLEN COUNTY, INDIANA

These Covenants are being re-recorded to correct the wording at the top of page 2 wherein certain language was omitted in Document #990091677.

Pursuant to IC 36-2-11-15(d): I/We affirm, under the penalties for perjury, that I/we have taken reasonable care to redact each Social Security number in this document, unless required by law. <u>Timothy L. Claxton</u>

This Instrument Prepared by: Timothy L. Claxton, Attorney at Law, 200 E. Main St., Ste. 1000, Fort Wayne, IN 46802. Attorney Identification No. 14523-02

Return to: Burt Blee Box

APPROVED

Apr 07 2022 NJ STACEY O'DAY ALLEN COUNTY ASSESSOR DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Apr 08 2022 RR
NICHOLAS D. JORDAN
ALLEN COUNTY AUDITOR

AMENDMENT TO DEDICATION, PROTECTIVE RESTRICTIONS,
COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS APPENDED TO AND MADE
APART OF THE DEDICATION AND PLAT OF KENSINGTON DOWNS SECTION II, A
12/17/
SUBDIVISION IN ST. JOSEPH TOWNSHIP, ALLEN COUNTY, INDIANA
RECORD

RECORDED 12/17/1999 11:59:29 RECORDER PATRICIA J CRICK ALLEN COUNTY, IN

The undersigned, being over 75% of the members of the Kensington Downs Villa Association and owners, as such terms are defined in the Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals Appended to and Made a Part of the Dedication and Plat of Kensington Downs Section II, a subdivision in St. Joseph Township, Allen County, Indiana ("Protective Restrictions") recorded in the office of the Recorder of Allen County, Indiana, as Document Number 87-47845, hereby amend the Protective Restrictions as follows:

Doc. No. 990091677 Receipt No. 36426 DCFD 3.0 v MISL 46.0

1. Article IV of the Protective Restrictions shall be modified to read as follows:

DCFD 3.0 MISL 46.0 MISL 1.0 stal 50.0

"No building, fence, wall or other structure shall be commenced, erected or maintained within Kensington Downs, Section II. No exterior addition to or alteration thereon, including landscaping and roof replacement, shall be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of the external design and location in relation to surrounding structures and topography by the Architectural Control Committee. No lot shall contain more than six (6) trees without prior written approval from the Architectural Control Committee. In the event the Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with."

2. Section I of Article V entitled <u>Maintenance of Building Exteriors</u> shall be modified to read as follows:

"Section I. Building Exteriors, Landscaping, General Maintenance. Each Owner shall maintain the roof of his/her dwelling in good condition and repair and shall further be responsible for the repair and replacement of wood siding on his/her dwelling as is necessary. The Villaminiums Association will paint and stain the exterior wood siding of each dwelling as necessary, remove snow from driveways and sidewalks, and maintain Sthe lawn and landscaping on each lot. The Villaminiums Association will maintain the plawn sprinkling system situated on the lots. The frequency and manner of performance Hof such maintenance shall be determined solely by the Board of Directors of the Villaminiums Association. The Villaminiums Association shall not be responsible for the grepair, maintenance, painting or staining of decks and screened porches, any concrete gon a lot, or yard lights and other exterior lights, including replacement of bulbs, nor for window washing and glass replacement. The Board of Directors of the Villaminiums window washing and glass replacement. The Board of Directors of the Villaminiums Association may, at its option by appropriate resolution, transfer to each lot Owner the maintenance responsibility for that portion of the lawn and/or landscaping on each lot which was not initially installed or planted by the Developer or its successor in interest. In such event, the Villaminiums Association shall keep and make available to each Owner a drawing or other suitable record of such original landscaping which the Villaminiums Association is to maintain. Each Owner shall be permitted to perform or

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cause to be performed at the Owner's sole expense, maintenance or repairs to the exterior of any dwelling on his Lot which should otherwise fall within the maintenance responsibility of the Villaminiums Association hereunder, subject to prior written approval from the Architectural Control Committee.

3. All other terms and provisions of the Protective Restrictions shall remain in full force and effect and shall not be altered or modified except as specifically set forth in this Amendment.

IN WITNESS WHEREOF, the undersigned owners and members of the Kensington Downs Villaminiums Association do hereby execute this Amendment to said Protective Restrictions as their voluntary act and deed on the dates written opposites their signatures.

Lot 43 Mildred P. Vintue - Vincon Dated: 1/28/99 Mildred P. Venthe-Vision
STATE OF INDIANA
COUNTY OF ALLEN
Before me, the undersigned, a Notary Public in and for said County and State, this about day of Notary Public in and for said County and State, this about day of Notary Public in and for said County and State, this about day of Notary Public Resident of ALLEN County
Lot 44 Ronald T. Planck Ronald Plazek Dated: 12-11-99 Patricia Plazek Dated: 12-11-99
STATE OF INDIANA §§: COUNTY OF ALLEN
Before me, the undersigned, a Notary Public in and for said County and State, this //t day of
My Commission Expires: 9/3/3000 Signature: how I fit was Notary Public Resident of ALLEN County
Prepared By: Timothy L. Claxton, Esq.

Lot 45 Ronald Burgette	Dated: 12 - 4 - 99
Dorothy Bargette	Dated: 12-4-99
STATE OF INDIANA	
S§: COUNTY OF ALLEN	
age of eighteen (18) years, acknowledge the have hereunto subscribed my name and aff	
My Commission Expires: 9/2/2000	Printed: (Hercul Hittemann, Notary Public Resident of Access County
Lot 46 Michael Modica	Dated: <i> 2/13/90</i>
STATE OF INDIANA	agent of the second
§§: COUNTY OF ALLEN	
<u>December (</u> , 1999, personally appear	
Lot 47 Carolyn Meyers Thuys	Dated: 13 - 4 - 99
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
<u>December</u> , 1999, personally appear	c in and for said County and State, this 4^{rH} day of red Carolyn Meyers, an adult over the age of eighteen (18) regoing instrument. In witness whereof, I have hereunto seal.
My Commission Expires: 3/23/2007	Signature: Nanad. Habegge Notery Public Resident of Allen County

LOT 48				Dated:	
	Joseph Quinlan				
		<u> </u>		Dated:	,
	Virginia Quinlan	l			
STATE	OF INDIANA	§§:			
COUN	TY OF ALLEN	33.			
of eight	, 1999, teen (18) years, ac	ed, a Notary Public ir , personally appeared knowledge the exect d my name and affixe	d Joseph Quinlar ution of the foreg d my official sea	n and Virginia Quo oing instrument. I.	inlan, adults over the age In witness whereof, I
My Cor	mmission Expires:		Signature:		
			Printed: Resident of		, Notary Public County
Lot 49	August Hasenwi	Kiseurißlinkle R. Hass Winkle	Int Kee	Dated: Land	4, 1949 ec. 4, 1999
STATE	OF INDIANA				
COUNT	TY OF ALLEN	§§:			
over the	e age of eighteen (! August Hasenw ige the execution	vinkle and Virgini n of the foregoing	his <u>'</u> day of a Hasenwinkle, adults g instrument. In witness
My Con	nmission Expires:	3/23/2009	Signature: 16 Printed: 16/20 Resident of	ianad ti na L. Habigg Allen	a beggen er, Notary Public County
					- ۱۹۹۱ (۱۹۹۱) د بالاستان المعالم الم

Lot 50 s	Stanley Zook	my E 30	re_	Dated:	12-4-99	9	
ō	Carol Zook	Sook		Dated:/	12-13-99	9	
STATE C	F INDIAŅA	§§:					
	OF ALLEN				-41		
eighteen	(18) years, ackno	ed, a Notary Public in personally appeared owledge the execution name and affixed my o	n of the foregoing	instrument	t. In witness v	vhereof, Tha	ave
My Comr	nission Expires:	3/23/2001	Signature: Printed: Diana Resident of	Lama 7 L. Hab Allen	K. Habeag Legger, Notab	Public ounty	
Lot 51	CITA WAL Etta Joanne Ren	we Rensel	le	Dated:/	12/4/9	9	•
STATE C	OF INDIANA	§§:					
	OF ALLEN						
(18) year	s, acknowledges	ed, a Notary Public in , personally appeared s the execution of the f affixed my official sea	Etta Joanne Rer foregoing instrum il.	iselie, ali ai lent. In witi	ness whereof,	I have here	en eunto
My Comr	mission Expires:	3/23/2007	Signature: Dian Printed: Dian Resident of	Lanavi a L. Hai Allei	K. Hobeg begger, Notary	Public county	
			`			MINISTER	See C.

. . . .

Thomas Tsiguloff Diane Tsiguloff	Dated: 12 - 4-99 Dated: 12 - 4-99
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
of eighteen (18) years, acknowledge the have hereunto subscribed my name and	
My Commission Expires: 9/3/300	Printed: CHERVEL HITZEHARD, Notary Public Resident of ALEN County
Ervin Hoyle Anita Hoyle	Dated: 12-4-99 Dated: 12-4-99
STATE OF INDIANA	S. C. Land
§§: COUNTY OF ALLEN	
<u>December</u> , 1999, personally ap	
	Resident of <u>ALCEN</u> County

Lot 54 Nonne Scheren Donna Schered	Dated: 1-2-4-1999				
STATE OF INDIANA					
§§: COUNTY OF ALLEN					
<u> December</u> , 1999, personally appe	olic in and for said County and State, this day of eared Donna Scherer, an adult over the age of eighteen (18) foregoing instrument. In witness whereof, I have hereunto al seal.				
My Commission Expires: $3/23/2007$	Signature: <u>Alana A. Habegger</u> , Notary Public Resident of <u>Allen</u> County				
Lot 55 Charles Hieber	Dated: 12-4-79				
Jean E. Kirber	Dated: 12-4-99				
STATE OF INDIANA \$\\$: COUNTY OF ALLEN					
Before me, the undersigned, a Notary Public in and for said County and State, thisday of					
My Commission Expires: 3/23/07 #451608	Signature: Nana L. Habegger, Nothern Public Resident of Allen County				

LOI 36		Dated
Hilary Hagern	nan	
STATE OF INDIANA		
COUNTY OF ALLEN	§§ :	
3efore me, the unders . 19	igned, a Notary Public 199, personally appear	in and for said County and State, this day of ed Hilary Hagerman, an adult over the age of eighteen (
/ears, acknowledges t	the execution of the for and affixed my official s	regoing instrument. In witness whereof, I have hereunt
My Commission Expire	es:	Signature:, Notary Public Resident of County
ot 57 <u>Gleorge</u> George Miller Myrtle Miller	e D. Miller W. Miller	Dated: 12/4/99 Dated: 12/4/99
STATE OF INDIANA	00.	
COUNTY OF ALLEN	§§ :	
eighteen (18) years, ac	199, personally appear	in and for said County and State, this \(\frac{1}{2}\frac{1}{1}^{14}\) day of ed George Miller and Myrtle Miller, adults over the age of tion of the foregoing instrument. In witness whereof, I have official seal.
My Commission Expire	es: 3/23/2007	Signature: Mianux Habegger, Notary Public Resident of Allen County

Lot 58 William Devore Sara Solo Sara Devore	Dated: 12-4-99 Dated: 12-4-99
eighteen (18) years, acknowledge the freeunto subscribed my name and aff	Public in and for said County and State, this (14/1) day of ppeared William Devore and Sara Devore, adults over the age of execution of the foregoing instrument. In witness whereof, I have exed my official seal.
My Commission Expires:	Signature: <u>KNAL (B) ENGLEMENT</u> Police Resident of <u>Allen</u> County
Lot 59	Dated:
Phillis Schnellback	
STATE OF INDIANA §§: COUNTY OF ALLEN	
1000 nersonally	Public in and for said County and State, this day of appeared Phillis Schnelback, an adult over the age of eighteen (18) the foregoing instrument. In witness whereof, I have hereunto fficial seal.
My Commission Expires:	Signature:, Notary Public Resident of County

4	
Lot 60 Margany Jimbrook	Dated: 12-4-99
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
Uscember, 1999, personally appeare	n and for said County and State, this 4th day of da
My Commission Expires: 9/2/2600	Signature: Printed: CARRYLL. WITTERWYNOTARY Public Resident of ACCET County
Lot 61 Donald Rinker	Dated: 12-4-99
Betty Rinker	Dated: 12-4-99
STATE OF INDIANA §§: COUNTY OF ALLEN	
Before me, the undersigned, a Notary Public in a camper. , 1999, personally appeare	n and for said County and State, this day of
My Commission Expires: 9/2/2060	Signature: () Signat

Lot 62	Dated:
Barbara Carto	
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
. 1999, personally at	Public in and for said County and State, this day of peared Barbara Carto, an adult over the age of eighteen (18)
years, acknowledges the execution of the subscribed my name and affixed my off	he foregoing instrument. In witness whereof, I have hereunto icial seal.
My Commission Expires:	Signature:, Notary Public
	Printed: , Notary Public Resident of County
Lot 63 Cheryi Higzernahn STATE OF INDIANA	
§§: COUNTY OF ALLEN	
Before me, the undersigned, a Notary F	find the state of
	Mediation (March 1997)

Lot 64 Geräld Stetzel Jeanette Stetzel	Dated: 12-4-99 Dated: 12-4-99
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
, 1999, personally appeared	and for said County and State, this
Lot 65 Philip W. Stettle Philip Stettler Betty Steetler	<u>√ Dated: /2-4-99</u>
Betty Sterrler Betty Sterrler	Dated: <u>/2-4-99</u>
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
, 1999, personally appeared	and for said County and State, this day of Philip Stettler and Betty Stettler, adults over the age of n of the foregoing instrument. In witness whereof, I have official seal.
My Commission Expires: 9/2/2000	Signature: Accept Three Printed: CHERY L. HITZEMAN Notary Public Resident of Accept County

Lot 66	Richard Bouillor	J. Bouille	m_	Dated: /2-	4-99	wy .
7	Alice Bouillon	Bouillon		Dated: /2 -	4-99	KIN.
	OF INDIANA Y OF ALLEN	§§:			4	
of eighter have her	en (18) years, ac reunto subscribed	ed, a Notary Public in personally appeared knowledge the execution my name and affixed 9/2/2000	Richard Bouillor tion of the forego my official seal Signature:	and Alice Bouillo ing instrument. In	on, adults over the an witness whereof,	
Lot 67	Allan Vegell			Dated:	· · · · · · · · · · · · · · · · · · ·	
<u></u>	Diane Vegell		· 	Dated:		
COUNTY	OF ALLEN					
eighteen	, 1999, (18) years, ackno	ed, a Notary Public in personally appeared owledge the execution ame and affixed my o	Allan Vegell and of the foregoing	Diane Vegell, adu	ults over the age of	ave
My Comr	nission Expires:	,	Signature: Printed: Resident of		, Notary Public County	

Lot 68 Philip E. Jockel	Dated: 12-4-99
Dorothy J. Jocket	Dated: 12-4-99
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
Alecander, 1999, personally appeared	and for said County and State, this day of Philip E. Jockel and Dorothy J. Jockel, adults over the xecution of the foregoing instrument. In witness whereof, I d my official seal Signature: Printed L HARY LU HITZEMANN, Notary Public Resident of ALLEN County
Mark Crouch Angelica E. Crouch Angelica Crouch	Dated: 12-4-99 Dated: 12-4-99
STATE OF INDIANA	ا بي الله الله الله الله الله الله الله الل
SS: COUNTY OF ALLEN	
eighteen (18) years, acknowledge the execution hereunto subscribed my name and affixed my o	
My Commission Expires: 9/2/2000	Printed: CHERYLU, HIT LETAN Notary Public Resident of ALLEN County

Lot 70 Donald Lasure Lasuer Mary Logure Lasuer	Dated: 12/4/49 Dated: 12/4/49
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
n, 1999, personally appeared eighteen (18) years, acknowledge the execution hereunto subscribed my name and affixed my o	and for said County and State, this 4th day of Donald Lastife and Mary Lastife, adults over the age of of the foregoing instrument. In witness whereof, I have official seal.
My Commission Expires: 9/2/2000	Printed: CHERY LA HITTER Notary Public Resident of ALLEN County
Lot 71 Rudy Svoboda	Dated: 12/4/99
Donna Svoboda	Dated: 12/4/99
STATE OF INDIANA	
COUNTY OF ALLEN	54
Nacember, 1999, personally appeared	and for said County and State, this 4th day of Rudy Svoboda and Donna Svoboda, adults over the age in the foregoing instrument. In witness whereof, I my official seal
My Commission Expires: 9/2/2000	Signature: ALLE WORTH Public Resident of ALLE County

	Frederick Bixler Garly J. Bixler Kathryn Bixler	Dated: 12/4/99 Dated: 12/4/99
	STATE OF INDIANA §§: COUNTY OF ALLEN	
	TICE TITLE 1 1999, personally appeared	
,	My Commission Expires:	Signature: Jula 6 Cingelmann Public Resident of Allen County
Y (,	Lot 78 12 Seemon Dollmer Siemon Dettmer	Dated: <u> </u>
	Gertrude Dettmer) Dated: 12 - 4 - 99
	STATE OF INDIANA §§: COUNTY OF ALLEN	
	December 1999, personally appeared	·
	My Commission Expires: $9 - 9 - 06$	Signature: Julia & Engliment Printed: Lincia F. Engelmann, Notary Public Resident of all County

	Lot 74 Mary Crosby Dated: Muc 4, 1999
	STATE OF INDIANA §§: COUNTY OF ALLEN
	Before me, the undersigned, a Notary Public in and for said County and State, this Aday of Alexander 1999, personally appeared Mary Crosby, an adult over the age of eighteen (18) years, acknowledges the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.
*-	My Commission Expires: Signature: That & Congelment Notary Public Resident of William County
	Lot 75 Robert Schmidt Dated: 12/4/99
	STATE OF INDIANA §§: COUNTY OF ALLEN
	Before me, the undersigned, a Notary Public in and for said County and State, this day of 1999, personally appeared Robert Schmidt, an adult over the age of eighteen (18) years, acknowledges the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.
	My Commission Expires: Signature: And C. Engelmann, Notary Public Printed: Linda E Engelmann, Notary Public Resident of Aller County

Lot 76 Joseph L. Vacho	ns Car	ru	Dated: 12 -//	-99
STATE OF INDIANA	§§:			
COUNTY OF ALLEN				
Before me, the undersigned in the control of the property of the subscribed my name and sub	execution of the foreg	oing instrument.	In witness whereof I	have hereunto
My Commission Expires:	9/5/2002	Signature: Printed ਪੈ ਸਟਾਵਿਸ Resident of	cl. HITTEMAKENO	tary Public County
Lot 77 Makine Bade	E. Bade		Dated: 12 - 41 -	99
STATE OF INDIANA	ee.			
COUNTY OF ALLEN	§ §:			
Before me, the undersigned <u>December</u> , 1999, years, acknowledges the subscribed my name and	personally appeared execution of the foreg	maxine Bade, ai oing instrument. il.	In witness whereof, I	have hereunto
My Commission Expires:		Signature: Printed: Linda Resident of	Kinda de Er E Engelmann, No Allen	IALIMALN tary Public _ County
	1			

Lot 78	Dorothy Shinn	Dated: 12-4-99	
	_	Dated:	
	Linda Shinn		
STATE	OF INDIANA		
COUNT	§§: TY OF ALLEN		
eightee	, 1999, personally a	Public in and for said County and State, this day of ppeared Dorothy Shinn and Linda Shinn, adults over the age execution of the foregoing instrument. In witness whereof, I xed my official seal.	e of have
My Con	nmission Expires:	Signature:, Notary Public Resident of County	
Lot 79	Norbert Cowan Carolen M. Ca Carolyn Cowan	Dated: 12-4-99 Dated: 12-4-99	
	OF INDIANA §§: TY OF ALLEN		
Before Decen of eight	me, the undersigned, a Notary l	Public in and for said County and State, this day of ppeared Norbert Cowan and Carolyn Cowan, adults over the execution of the foregoing instrument. In witness whereond affixed my official seal.	i t , I
•	nmission Expires:	Signature: Tynda E. Engelmann, Notary Public Resident of Ollen County	rn

Lot 80	Dated:
Carol Davis	
STATE OF INDIANA	
§§: COUNTY OF ALLEN	
, 1999, person	•
My Commission Expires:	Signature: , Notary Public
	Printed: , Notary Public Resident of County
Lot 81 Dannie State OF INDIANA	Dated: 12-4-99
§§: COUNTY OF ALLEN	
Before me, the undersigned, a No December , 1999, person	otary Public in and for said County and State, this 4th day of ally appeared Bonnie Kees, an adult over the age of eighteen (18) on of the foregoing instrument. In witness whereof, I have hereunto my official seal. Signature: And E Engelmann, Notary Public Resident of Allen County

Lot 82 Marjorie Baumgartel Dated: 12/4/99 Marjorie Baumgartel
STATE OF INDIANA
§§: COUNTY OF ALLEN
Before me, the undersigned, a Notary Public in and for said County and State, this day of <u>December</u> , 1999, personally appeared Marjorie Baumgartel, an adult over the age of eighteen (18) years, acknowledges the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.
My Commission Expires: 9-9-2006: Signature: <u>funda & Engelmann</u> Notary Public Resident of <u>Allen</u> County
Lot 83 Dated:
STATE OF INDIANA §§: COUNTY OF ALLEN Before me, the undersigned, a Notary Public in and for said County and State, this day of
, 1999, personally appeared Nancy Laub, an adult over the age of eighteen (18) years, acknowledges the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.
My Commission Expires: Signature:, Notary Public Resident ofCounty
Lot Esther Coomer Dated: Det 5 99 IE
STATE OF INDIANA §§:
COUNTY OF ALLEN
Before me, the undersigned, a Notary Public in and for said County and State, this the day of the county and State, the county and State, the county and State, the day of the county and State, the county and state and the
My Commission Expires: 9/2/2000 Signature: Lay J. A. Notary Public Resident of ALLEN County

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