

241000158
TONYA JONES
NOBLE CO, IN - RECORDER
RECORDED AS PRESENTED
10/08/2024 08:15 AM
REC FEE: 25.00 PGS: 2
ELECTRONICALLY RECORDED

**THIRD AMENDMENT
TO
THE DEDICATION AND DECLARATION OF PROTECTIVE RESTRICTIONS,
COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO
AS PART OF THE DEDICATION AND PLAT OF
ORCHARD PLACE, SECTION I THROUGH V,
A SUBDIVISION OF WAYNE TOWNSHIP, NOBLE COUNTY, INDIANA**

The undersigned, being the President of the Orchard Place Homeowner's Association, Inc, and having verified that seventy-five percent (75%) of the Owners, as such term is defined in the Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals Appended to and Made a Part of the Plat of Orchard Place ("Protective Restrictions"), have voted in favor of this Amendment. Pursuant to the provisions of Article V, Section 35 of the Protective Restrictions, Sections I through V, as recorded as Document Numbers 981000395, 041000359, 050700403, 061000450 and 080300175, in the Office of the Recorder of Noble County, Indiana, the Owners hereby make and effect the following change, alteration and modification in and to said Protective Restrictions, Covenants, Limitations, Easements and Approvals for Orchard Place, Sections I through V:

Article V, Section 12 is hereby amended and replaced with the following:

Section 12. Temporary Structures and Storage Sheds. No structure of a temporary character, trailer, boat trailer, commercial vehicle, recreational vehicle (RV), camper shell, all terrain vehicle (ATV), camper or camping trailer, detached basement, or tent shall be either used or located on any Lot, or adjacent to any Lot, public street or right-of-way with the Subdivision at any time, or used as a residence either temporarily or permanently. One (1) storage shed shall be permitted on any Lot, subject to the following requirements: (i) must comply with Article III, Architectural Control, and Article V, Section 9; (ii) storage must be the exclusive use; and (iii) the floor size shall be no larger than 12 ft. x 14 ft. and vertical height shall not exceed 12 ft.

The undersigned having verified the requisite number of votes to amend the Protective Restrictions and a copy of the record of the requisite votes of the Owners is retained in the office of the Association.

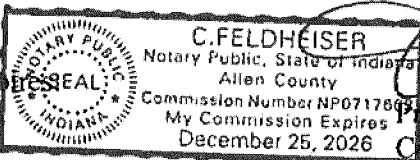
IN WITNESS WHEREOF, the undersigned does hereby execute this Amendment to said Protective Restrictions for and on behalf of the Owners in the Orchard Place Subdivision on the date written below.

Orchard Place Homeowner's Association, Inc.
an Indiana corporation,

By: Kathryn Stout
Kathryn Stout, President
9-26-2024

STATE OF INDIANA)
) §§:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, this 26 day of September, 2024, personally appeared KATHRYN STOUT, President of Orchard Place Homeowner's Association, Inc. and acknowledged the execution of the foregoing Third Amendment to the Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended to as Part of the Dedication and Plat of Orchard Place, Sections I through V, for and on behalf of the Owners in Orchard Place. WITNESS my hand and notarial seal.

My Commission expires 12-25-26

Notary Public
Printed: C. FELDHEISER
County of Residence: ALLEN

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. Eric T. Claxton

This Instrument Prepared by: Eric T. Claxton, Attorney at Law, 200 E. Main St., Ste. 1000, Fort Wayne, IN 46802. Attorney Identification No. 36798-49