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Singh

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR MT. HOLLY PRESERVE**

WHEREAS, Nathaniel Development Co., Inc. has previously promulgated a Declaration of Covenants and Restrictions for Mt. Holly Preserve as recorded in Official Record Book 1248, Page 911 of the Clermont County, Ohio Records.

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WHEREAS, Paragraph 3 of said Declaration provides for a minimum home setback from the right of way of 50 feet and such 50 foot setback requirement is further shown on the Subdivision Plat recorded in Plat Book 8, Pages 322-325 of the Clermont County, Ohio Records.

WHEREAS, as set forth in said Declaration the owners of 75% of the lots in the Subdivision have the right to amend any of the covenants, conditions or restrictions set forth in the Declaration.

WHEREAS, at the present time Nathaniel Development Co., Inc. does own in excess of 75% of the lots in Mt. Holly Preserve and it desires to amend the aforesaid setback restrictions as provided herein:

NOW, THEREFORE, Nathaniel Development Co., Inc. hereby amends the Declaration of Covenants and Restrictions for Mt. Holly Preserve to modify the setback requirement to 45 feet for Lot 7 of Mt. Holly Preserve as recorded in Plat Book 8, Pages 322-325 of the Clermont County, Ohio Records. The setback requirement shall not be modified as it applies to any other lots in the Subdivision.

IN WITNESS WHEREOF, Nathaniel Development Co., Inc. hereby executes this First Amendment to the Declaration of Covenants and Restrictions for Mt. Holly Preserve.

Witness:

NATHANIEL DEVELOPMENT CO., INC.

Katrina M. Sharp
Patty Kness
Patty Kness

By: Joseph M. Allen
Joseph M. Allen, President



STATE OF OHIO)
COUNTY OF HAMILTON) SS

The foregoing instrument was acknowledged before me the undersigned authority by Joseph M. Allen, President of Nathaniel Development Co., Inc., on this 18th day of January, 2001, on behalf of the corporation.

Katrina M. Sharp
Notary Public

KATRINA M. SHARP
Notary Public, State of Ohio
My Commission Expires Sept. 28, 2003

This instrument prepared by:

David E. Gerner
David E. Gerner & Associates
215 West Ninth Street
Cincinnati, Ohio 45202
(513) 241-7722

200100002081
Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
01-22-2001 02:24 PM.
DECLAR 14.00
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EXHIBIT "A"

Situated in Scott's Military Survey #586, Batavia Township,
Clermont County, Ohio and being all of Lot number 7 of Mt. Holly
Preserve Subdivision as recorded in Plat Cabinet 8, Pages 322
through 325, Clermont County Recorder's Office.

Being subject to covenants and restrictions as recorded in Official
Record Book 1248, Pages 911 through 916, Clermont County
Recorder's Office and all other easements and restrictions of record.

Tax Parcel ID #03-20-19F-247.
