

AMENDMENT TO DECLARATION OF RESTRICTIONS  
BY  
THE SHETLAND HILLS CORPORATION

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KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS, The Shetland Hills Corporation (hereinafter called "Shetland") did, by a certain "Declaration of Restrictions" dated May 9, 1961, filed for record May 11, 1961 and recorded in Volume 404 of Deeds, page 182, records of Wood County, Ohio, affecting all lots in Williamsburg on the River (with the exception of Lots Nos. Twenty (20), Thirty-nine (39) and Fifty-five (55)), subject said lots to certain covenants, restrictions, provisions, conditions, charges and assessments; and

WHEREAS, the first two paragraphs of Section 19 of said Declaration of Restrictions provided as follows:

With the exception of Lots Numbers One (1), Twenty (20), Thirty-Nine (39), Forty (40) and Fifty-five (55) the buyer, at the time of purchase thereof shall be required to deliver to Shetland the sum of Eight Hundred Dollars (\$800) for each lot purchased to be held by it in escrow and deposited by it in an account with a recognized bank or savings association until The Williamsburg Association, hereinafter further mentioned, is organized, at which time said funds in said account shall be transferred to The Williamsburg Association by Shetland. Said fund in escrow shall be used for the sole purpose of erecting and equipping a heated swimming pool, pool house and its accompanying enclosure. The pool is to be used exclusively by the members of The Williamsburg Association.

Upon the sale of the thirty-sixth (36th) lot, Shetland will advance, as a non-interest bearing loan, to The Williamsburg Association a sum of money sufficient to increase the fund in escrow to the amount of Forty Thousand Dollars (\$40,000.00) and at that time shall convey title to The Williamsburg Association to a plot of ground adjacent to, but not part of, the recorded plat of Williamsburg on the River for the purpose of installation and erection of the aforementioned pool house and swimming pool; the structure and installation thereof shall be approved by the Architectural Control Committee as in Section No. 2 of this Declaration of Restrictions for Williamsburg on the River, and the construction thereof shall be by Shetland or someone designated by it; and

WHEREAS, The Williamsburg Association, a corporation not for profit, has been formed and is in existence; and

WHEREAS, all sums paid to The Shetland Hills Corporation pursuant

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55 Incl. 4a.

to the first paragraph above quoted have been turned over to The Williamsburg Association which holds said sums in escrow for the purposes described in the above quoted paragraph; and

WHEREAS, in addition to said sums held in escrow, The Williamsburg Association holds certain promissory notes which were delivered to it in lieu of the cash payments referred to in the first paragraph quoted above; and

WHEREAS, all of the owners of property on Williamsburg on the River desire that the swimming pool provided for in the aforesaid language not be built and that the sums held in escrow by The Williamsburg Association for such purpose be refunded to the present owners of property in Williamsburg on the River and that the promissory notes held by The Williamsburg Association in lieu of such cash payments be returned to the makers thereof. Now, therefore, it is hereby agreed that:

1. The first two paragraphs of Section 19 of the aforesaid "Declaration of Restrictions" by the Shetland Hills Corporation be and they hereby are deleted in their entirety.

2. The Treasurer of The Williamsburg Association is hereby authorized and directed to refund to the present owners of property in Williamsburg on the River all sums paid on account of the sale of the property owned by The Shetland Hills Corporation as required by the first paragraph above quoted and now held in escrow by The Williamsburg Association, together with the interest earned and accrued, and to deliver to the makers thereof all promissory notes held by the Williamsburg Association in lieu of the cash payments required by the aforesaid provision.

IN WITNESS WHEREOF, The Shetland Hills Corporation has caused its name to be hereunto subscribed by William H. Hume its President, and attested by \_\_\_\_\_ its Secretary, both officers being hereunto duly authorized, and all of the owners of property in Williamsburg on the River have evidenced their consent to this amendment by affixing

their signatures hereto this 8th day of June, 1968.

Signed in the presence of:

[Signature]  
[Signature]

THE SHETLAND HILLS CORPORATION

By

[Signature]  
President + Secy

Attest

[Signature]  
Secretary

STATE OF OHIO }  
COUNTY OF WOOD } SS.

Be it remembered, that on the 9th day of June, 1968, before me, the subscriber, a Notary Public, within and for said county and state, personally came William Wumer, President, and \_\_\_\_\_, Secretary; respectively, of The Shetland Hills Corporation, who acknowledged the execution of the foregoing instrument to be the voluntary act and deed of The Shetland Hills Corporation, and of themselves as President and Secretary, respectively, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



Betty J. Wumer  
Notary Public

BETTY J. WUMER  
Notary Public, Wood Co., Ohio  
My Commission Expires May 27, 1970

We, the undersigned, being the owners of all property in Williamsburg on the River hereby consent to the foregoing amend-

ment.

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THE SHERLAND WELLS CORPORATION  
 By Alvin Rumm  
 President

THE WILLIAMSBURG ASSOCIATION  
 By W. S. Sauer  
 President

Individuals

<u>Owner</u>	<u>Co-Tenant or Spouse</u>
<u>August Larson</u>	<u>Elizabeth L. Larson</u>
<u>Louis V. Christman</u>	<u>Myrtle L. Christman</u>
<u>Charles Hoag</u>	<u>Patsy R. Hoag</u>
<u>James T. Barr</u>	<u>Merle E. Barr</u>
<u>Amabel B. Custer</u>	<u>W. S. Custer</u>
<u>Victor E. Miklow</u>	<u>Ruth E. Miklow</u>
<u>Harry J. Raebke</u>	<u>Marian Raebke</u>
<u>John C. Hall</u>	<u>Virginia P. Hall</u>
<u>Richard D. Wimmer</u>	<u>Kay D. Wimmer</u>
<u>Wilbur R. Wimmer</u>	<u>Nigel Wimmer</u>
<u>Richard D. Wimmer</u>	
<u>Wm. H. Magon</u>	<u>Peggy H. Magon</u>
<u>Margie J. Feink</u>	<u>W. E. Feink</u>
<u>Edward J. Gnaet</u>	<u>Evelyn J. Gnaet</u>
<u>Alvin Rumm</u>	<u>Betty J. Wimmer</u>
<u>Howard W. Hilfinger</u>	<u>Mildred L. Hilfinger</u>
<u>Charles L. Ford</u>	<u>Helen C. Ford</u>
<u>Emil J. Pett</u>	<u>Carleen C. Pett</u>

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RECORDER'S OFFICE, WOOD CO., OHIO  
 Filed June 24, 1968, at 1:55 P.M.  
 Recorded June 25, 1968, in  
 Vol. 458, Page 883, Record of  
 Deeds, Wood Co., Ohio  
Paul H. Davis Recorder

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