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Jessica Allen
Lawrence County Recorder IN
Recorded as Presented

Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Stone Crest Golf Community and By-laws for the Stone Crest Golf Community Homeowners Association, Inc.

As evidenced by the Resolution of Stone Crest Golf Community Amending Sections 17.1 and 17.2 of the Master Declaration and Covenants, Conditions and Restrictions attached hereto as "Exhibit A", pursuant to Article 20 paragraph D of the Master Declaration of Covenants, Conditions and Restrictions for the Stone Crest Golf Community, seventy (70%) or more in the aggregate of the Owners hereby consented in writing to the following amendments to the Master Declaration of Covenants, Conditions and Restrictions of the Stone Crest Golf Community and By-Laws for the Stone Crest Golf Community Homeowners Association, Inc. (hereinafter the "Declaration"):

1. Section 17.1 paragraph U of the Declaration is hereby amended to read as follows:

   U. No Owner may rent or lease all or part of his Dwelling Unit, whether it is a home, a townhome, or a condominium.

2. Section 17.1 paragraph V of the Declaration is hereby amended to read as follows:

   V. All Dwelling Units are to be owner-occupied with joint ownership limited to related adults or no more than two non-related adults.

3. Section 17.2 of the Declaration is hereby amended to read as follows:

   SECTION 17.2 Fines for Violation of Covenants. The Board of Directors may assess a fine or penalty, not exceeding five hundred dollars ($500) per day, against an Owner violating the Covenants and Restrictions in this Declaration or in the Plat Covenants or any rule established by the Board. In the case of violations of the prohibition against renting or leasing a unit, each day of rental is considered an incident. Any such fine will be considered to be a special assessment against the Owner and the Owner's Lot or Unit, and collectable as provided in Section 11.9.

Passed and adopted by seventy percent (70%) or more of the Owners at a meeting of the Owners held on the 22nd day of February, 2023, held pursuant to the notice requirements of the Association, by vote of 159 for and 41 against or abstained.

STONE CREST GOLF COMMUNITY HOMEOWNERS ASSOCIATION, INC.

By: _____
President, Board of Directors

Attest:

By: _____
Secretary, Board of Directors

STATE OF INDIANA)
)SS:
COUNTY OF LAWRENCE)

Before me, a Notary Public, in and for said County and State, personally appeared the duly appointed President of Stone Crest Golf Community Homeowners Association, Inc., Larry Parsons, who acknowledged the execution of the foregoing Amendment, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 21st day of April, 2023.

_____
Notary Public

TANYA WAGNER
NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES 10-13-24
COMMISSION NUMBER 692067
STATE OF INDIANA

STATE OF INDIANA)
)SS:
COUNTY OF LAWRENCE)

Before me, a Notary Public, in and for said County and State, personally appeared the duly appointed Secretary of Stone Crest Golf Community Homeowners Association, Inc., Thomas Acton, who acknowledged the execution of the foregoing Amendment, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 26th day of April, 2023.

Notary Public

TANYA WAGNER
MY COMMISSION EXPIRES 10-13-24
NOTARY SEAL PUBLIC
COMMISSION NUMBER 692086
STATE OF INDIANA

THIS INSTRUMENT WAS PREPARED BY JAMES G. PITTMAN, ATTORNEY AT LAW BEDFORD, INDIANA.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. James G. Pittman