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Allen County Indiana

Recorder Nicole Keesling

RECORDING COVER PAGE

Prepared By and . . .

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.

John Watts

(name printed, stamped or signed w/print)



Amendment to the Declaration of Protective Restrictions, Covenants, Limitations, Easements and Approvals appended to as part of the dedication and plat of Beckett's Run, Section 1 Subdivision in Washington Township, Allen County, Indiana as Document No. 93-025128 in the Allen County Recorder's Office on May 13, 1993 (the "Restrictive Covenants"):

Effective Immediately upon adoption, the following provisions shall apply to all properties within the Beckett's Run Section 1 Community:

Article VI: General Provisions

Section 1A. Rental Restriction. No Dwelling Unit shall be leased or otherwise used as rental property, occupied by anyone other than the Owner, except as permitted hereinafter.

Dwelling Units which are leased as of the effective date of these Restrictions shall be permitted to be rented until the expiration of the current lease term, at which time the possession of such Dwelling Unit shall revert back to the Owner and shall be Owner-occupied thereafter; provided, however, if a Dwelling Unit has been leased for a period of five (5) years or longer prior to the effective date of these Restrictions, such lease may continue for a period of seven (7) years commencing on the effective date of these Restrictions, and then the possession of the Dwelling Unit will revert back to the Owner and be Owner-occupied thereafter. The Board of Directors of the Association may request a complete copy of any existing lease.

A Contract for Conditional Sale of Real Estate ('Contract') executed by an owner and a prospective purchaser of a Dwelling Unit shall not be deemed a 'Rental property' under this Section if (a) the prospective purchaser pays at least ten percent (10%) or more of the purchase price as a down payment and the remaining unpaid purchase amount is paid in full, by a balloon payment or otherwise, within fifteen (15) years of the date of the sale, and (b) the proposed Contract for Conditional Sale of Real Estate is approved by the Board of the Association prior to its execution.

Exception for VA Loans: Notwithstanding the foregoing, any Dwelling Unit financed by a mortgage loan guaranteed by the United States Department of Veterans Affairs (each a "VA Loan") shall be exempt from these Owner-occupied requirements and other restriction on the use as a rental property under this section to the extent necessary to comply with the applicable federal regulations governing a VA Loan.

Section 1B. Residential Purposes. <renamed from Section 1>

IN WITNESS WHEREOF, the Association and more than 75% of the Lot owners in Section I of Beckett's Run have signed, approved and/or consented to this Declaration as of this 14 day of January, 2026.

Association
Beckett's Run Section I

Signed By: James W. Hexamer
President

Print: James W. Hexamer
AKA JAMES HEXAMER

STATE OF INDIANA)
)§
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, this 14 day of January, 2026 personally appeared James Hexamer, known to me to be the duly authorized President of Beckett's Run and acknowledged the execution of the above and afore described Declaration as his voluntary act and deed and on behalf of said corporation for the purposes and uses set forth in this document.

Witness my hand and notarial seal.

Sandra Montes Musi
Notary Public
Resident of Allen County, Indiana

My Commission Expires:

10/11/2029

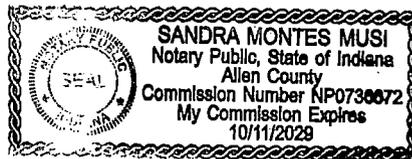


EXHIBIT A

Consenting Lot Owners

By signing this document, I acknowledge that I have been provided with a copy of the "Amendment to the Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals applicable to Beckett's Run Section I" and I have read and understand the Amendment. As evidenced by my signature, I vote to adopt the Amendment and to be bound by the terms and conditions of the Amendment.

Lot	Resident	Address	Signature	Date
001	Snyder Eric & Michele	8102 Beckett's Ridge Lane	<i>Eric Snyder</i>	1/11/26
002	Dove Larry & Rhonda	8118 Beckett's Court	<i>Larry & Rhonda Dove</i>	1/11/26
003	Biedess Sara & Anne	8126 Beckett's Court	SIGNED	
004	Watts JOHN & Jan	8125 Beckett's Court	SIGNED	
005	Schultz Steve & Shirley	8114 Beckett's Ridge Lane	SIGNED	
006	Pittman Trent	8120 Beckett's Ridge Lane		
007	Daily Matthew & Cecilia	8126 Beckett's Ridge Lane	<i>Matthew Daily</i>	1/11/26
008	Henry Mike & Jessica	1620 Thistle Lane	SIGNED	
009	Meyer Zachary & Danielle	1626 Thistle Lane	<i>Zachary Meyer</i>	1/11/26
010	Brown, Colin Honeywell Jonathan & Marra	1632 Thistle Lane	<i>Colin Brown</i>	1/11/26
011	Ediger Hayes	1627 Thistle Lane	PROXY	
012	Schmelz Robert & Janice	8208 Beckett's Ridge Lane	<i>Robert Schmelz</i>	1-11-26
013	Jones Rosiland	8205 Beckett's Ridge Lane		
014	Anderson	8204 Sorrel Lane	SIGNED	
015	Gamblin Jeremiah	8203 Sorrel Lane	SIGNED	
016	Widenhofer Michael & Marianne	8135 Sorrel Lane	<i>Marianne Widenhofer</i>	1/11/26
017	Day Christopher & Ruth	8127 Sorrel Lane	SIGNED	
018	Schuelke Tom & Ailee Frymire, Todd & Becky	8119 Sorrel Lane	<i>Todd Frymire</i>	1-11-26
019	Edwards Vincent & Palazzolo Joseph Fries Mike & Sue	8111 Sorrel Lane		
020 & 021	Wolfe Charmaine & George Singer, Nicole	8016 Sorrel Lane		

Lot	Resident	Address	Signature	
022	Doehla Sarah	8024 Sorrel Lane	SIGNED SIGNED Sarah Doehla	1-15-26
023	McKinnon Brian & Tracy	8032 Sorrel Lane	SIGNED	
024	Eppard Jhn & Mary	8106 Sorrel Lane	PROXY SIGNED A. A. [Signature]	1-15-26
025	Marker Jim & Sue	8114 Sorrel Lane	PROXY A. A. [Signature]	1/15/26
026	Ward Carl & Cynthia	8122 Sorrel Lane	PROXY	
027	Akers Shawn	1518 Thistle Lane	SIGNED	
028	Weilbaker Gary & Jennie	1534 Thistle Lane	Jennie Weilbaker	1-18-26
030 029	Barry Stacy Bialik, Donna	8121 8133 Beckett's Ridge Lane	SIGNED Donna Bialik	1-13-26
030	Bialik Donna	8127 Beckett's Ridge Lane		
031	Sprunger & Holle	8121 Beckett's Ridge Lane	SIGNED	
032	Guingrich John & Anita	8115 Beckett's Ridge Lane	SIGNED John [Signature]	1/13/26
033	Crawford Nathan	8109 Beckett's Ridge Lane	SIGNED	
034	Mack Allan	8103 Beckett's Ridge Lane	SIGNED	

SEP 18 2025

The undersigned representing not less than 75% of the Owners of Beckett's Run Section I, hereby declare this to be an Amendment to the Amended and Restated Dedication and Declaration of Protective Restrictions, Covenants, Limitations, and Easements for Beckett's Run Section I, a Subdivision of Washington Township, Allen County, Indiana.

LOT # 26

Cynthia M Ward
Signature

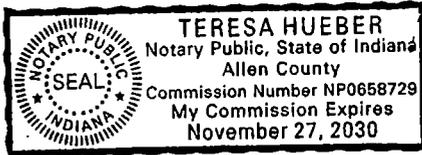
CYNTHIA M. WARD
Name

Date 8-28-2025

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, this 28th day of AUGUST, 2025, personally appeared Cynthia M Ward and acknowledged the execution of the foregoing.

In witness whereof, I have hereunto subscribed my name and affixed my Official Seal.



[Signature]
Notary Public

I am a resident of Allen County, State of INDIANA

My commission expires: 11/27/2030

The undersigned representing not less than 75% of the Owners of Beckett's Run Section I, hereby declare this to be an Amendment to the Amended and Restated Dedication and Declaration of Protective Restrictions, Covenants, Limitations, and Easements for Beckett's Run Section I, a Subdivision of Washington Township, Allen County, Indiana.

LOT # 24

[Signature]
Signature

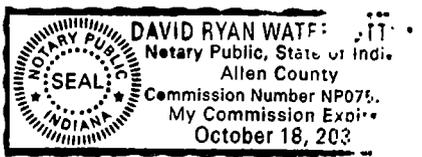
John Eppard
Name

Date 9/24/25

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, this 24th day of September 2025, personally appeared John Eppard and acknowledged the execution of the foregoing.

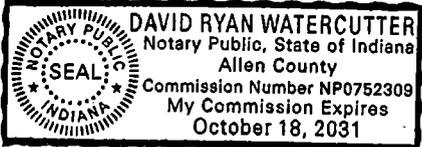
In witness whereof, I have hereunto subscribed my name and affixed my Official Seal.



David Ryan Watercutter
Notary Public

I am a resident of Allen County, State of Indiana

My commission expires: 10/18/2031



The undersigned representing not less than 75% of the Owners of Beckett's Run Section I, hereby declare this to be an Amendment to the Amended and Restated Dedication and Declaration of Protective Restrictions, Covenants, Limitations, and Easements for Beckett's Run Section I, a Subdivision of Washington Township, Allen County, Indiana.

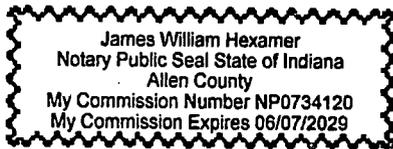
LOT # 33

[Handwritten Signature]

Signature

Nathan Crawford

Name



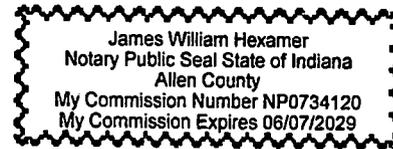
LOT # 23

[Handwritten Signature]

Signature

BRIAN J. MCKINNON

Name



LOT # _____

Signature

Name

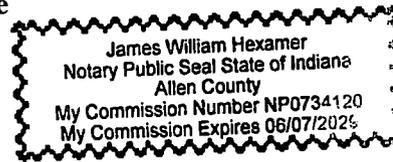
LOT # 4

[Handwritten Signature]

Signature

John G. Watts

Name



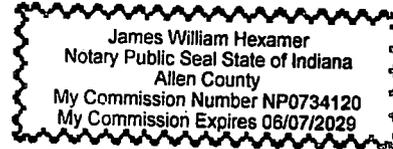
LOT # 34

[Handwritten Signature]

Signature

Allan Mack

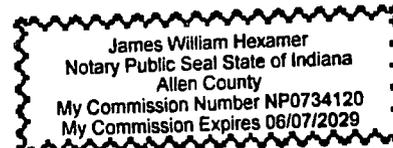
Name



LOT # _____

Signature

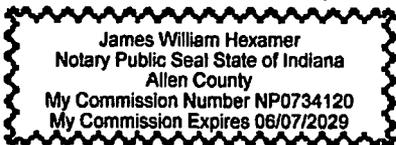
Name



LOT # 29

Stacy Barry
Signature

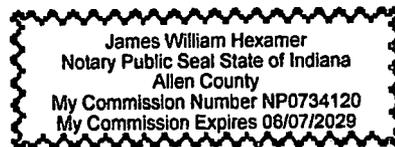
Stacy Barry
Name



LOT # 27

Shawn Akers
Signature

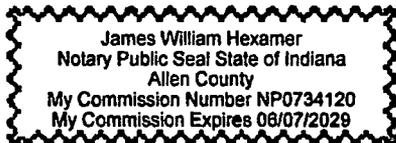
Shawn Akers
Name



LOT # 8

Andrea L. Henry
Signature

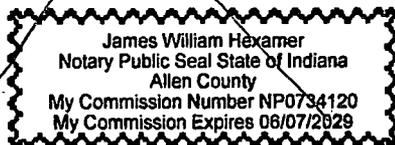
Andrea L. Henry
Name



LOT # 25

~~S. A. M.
Signature~~

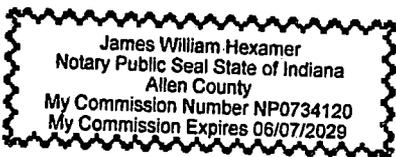
~~S. A. M.
Name~~



LOT # 31

Bonnie Stolle
Signature

Bonnie Stolle
Name



LOT # _____

Signature

Name

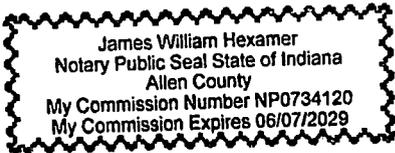
LOT # 14

Linda M Anderson

Signature

Linda M Anderson

Name



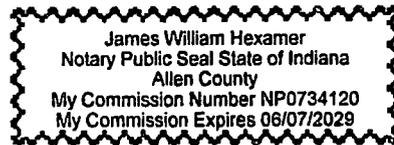
LOT # 17

Christopher Day

Signature

CHRISTOPHER DAY

Name



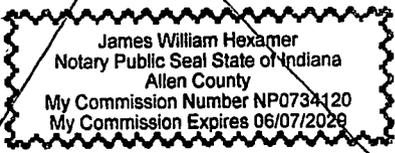
~~LOT # 22~~

~~Sarah A Doehla~~

~~Signature~~

~~SARAH A. DOEHLA~~

~~Name~~



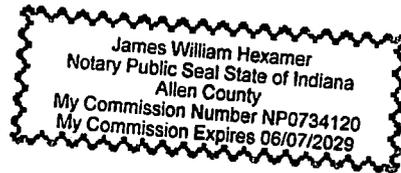
LOT # 15

Jeremiah Gambin

Signature

Jeremiah Gambin

Name



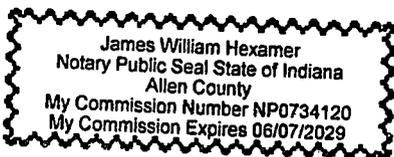
LOT # 5

Stevan Schultz

Signature

STEVAN SCHULTZ

Name



LOT # _____

Signature

Name