



DocId:9179138

Tx:4772704

2026011514

RECORDED: 03/19/2026 09:15:02 AM

Recorded as Presented

Allen County Indiana

Recorder Nicole Keesling

# RECORDING COVER PAGE

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.

Kathleen Heyde

(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 III Subdivision in Washington Township, Allen County, Indiana as Document No. 2007044829 in the Allen County Recorder's Office on August 8, 2007 (the "Restrictive Covenants"):**

Effective immediately upon adoption, the following provisions shall apply to all properties within the Beckett's Run Section III community:

**Article VI: General Provisions**

**Section 1A. Rental Restriction.** No Dwelling Unit shall be leased or otherwise used as a 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-occupancy requirements and other restrictions 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 form Section I>

IN WITNESS WHEREOF, the Association and more than 75% of the Lot owners in Section III of Beckett's Run have signed, approved and/or consented to this Declaration as of this 5th day of March, 2026.

Association:  
Beckett's Run Section III

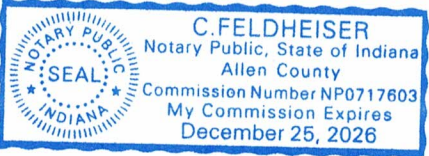
Signed By: James W. Hexamer  
President

President: JAMES W. HEXAMER

STATE OF INDIANA)  
  ) §  
COUNTY OF ALLEN )

Before me, a Notary Public in and for said County and State, this 5th day of March, 2026, personally appeared JAMES W. 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.



C. Feldheiser  
Notary Public

Printed Name: C. FELDHEISER

County of Residence: ALLEN

My Commission Expires: 12/25/26

Commission Number: NP0717603

**EXHIBIT A**

**Consenting Lot Owners**

The undersigned representing not less than 75% of the Owners of Beckett's Run Section III, 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 III, a Subdivision of Washington Township, City of Fort Wayne, Allen County, Indiana.

LOT # 105

[Handwritten Signature]

Signature

SCOTT A. SANDERSON, SR.

Name

Date 18 Sept 2025

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF ALLEN            )

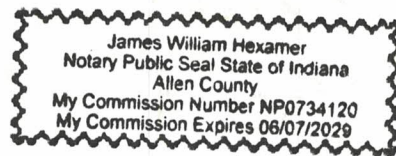
Before me, a Notary Public in and for said County and State, this 18th day of Sept, 2025, personally appeared Scott A. Sanderson Sr and acknowledged the execution of the foregoing.

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

[Handwritten Signature]  
Notary Public

I am a resident of Allen County, State of Indiana

My commission expires: 6/2/2029



The undersigned representing not less than 75% of the Owners of Beckett's Run Section III, 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 III, a Subdivision of Washington Township, City of Fort Wayne, Allen County, Indiana.

LOT # 107

Thomas C. Riley  
Signature

THOMAS C. RILEY  
Name

Date 9-25-2025

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF ALLEN         )

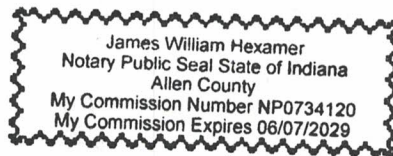
Before me, a Notary Public in and for said County and State, this 25 day of Sep, 2025, personally appeared ~~Scott~~ Thomas C. Riley and acknowledged the execution of the foregoing.

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

James William Hexamer  
Notary Public

I am a resident of Allen County, State of Ind

My commission expires: 6/7/2029



The undersigned representing not less than 75% of the Owners of Beckett's Run Section III, 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 III, a Subdivision of Washington Township, City of Fort Wayne, Allen County, Indiana.

LOT # 87

Louis Kerekgyarto  
Signature

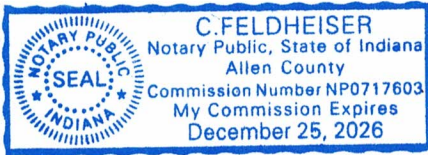
LOUIS KEREGYARTO  
Name

Date 8/27/2025

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF ALLEN         )

Before me, a Notary Public in and for said County and State, this 27 day of AUGUST 2025, personally appeared LOUIS KEREGYARTO and acknowledged the execution of the foregoing.

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



C. Feldheiser  
Notary Public

I am a resident of ALLEN County, State of IN

My commission expires: 12-25-26

The undersigned representing not less than 75% of the Owners of Beckett's Run Section III, 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 III, a Subdivision of Washington Township, City of Fort Wayne, Allen County, Indiana.

LOT # 88

Donovan J Slane  
Signature

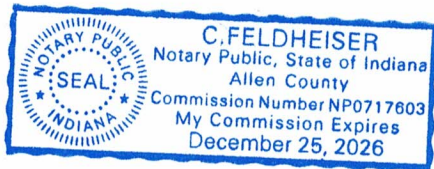
DONOVAN J SLANE  
Name

Date 8/28/25

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF ALLEN        )

Before me, a Notary Public in and for said County and State, this 28 day of August, 2025, personally appeared DONOVAN J. SLANE and acknowledged the execution of the foregoing.

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



C. Feldheiser  
Notary Public

I am a resident of Allen County, State of IN

My commission expires: 12/25/26

The undersigned representing not less than 75% of the Owners of Beckett's Run Section III, 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 III, a Subdivision of Washington Township, City of Fort Wayne, Allen County, Indiana.

LOT # 61

[Signature]  
Signature

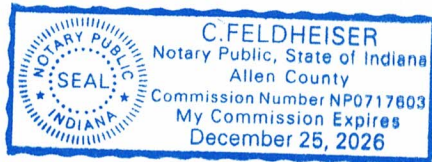
Justin Jones  
Name

Date 05 SEPT 25

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF ALLEN         )

Before me, a Notary Public in and for said County and State, this 5 day of SEPT, 2025, personally appeared JUSTIN A. JONES 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 IN

My commission expires: 12-25-26

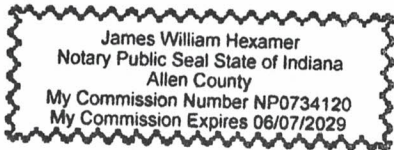
LOT # 63

*Vicki L. Hightshue*

Signature

VICKI L HIGHTSHUE

Name



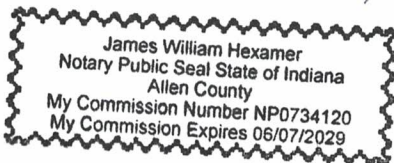
LOT # 75

*Carolyn A. Minkey*

Signature

Carolyn A. Minkey

Name



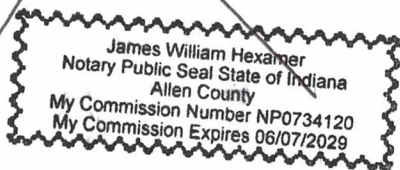
LOT # 77

*Chris Roberts*

Signature

Chris Roberts

Name



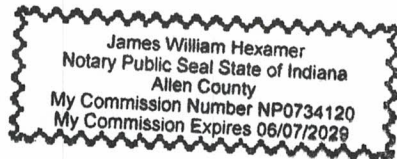
LOT # 79

*Martha Silver*

Signature

Martha Silver

Name



LOT # \_\_\_\_\_

Signature

Name

LOT # \_\_\_\_\_



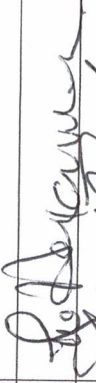

Signature

Name

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 III" 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
061	Jones Justin	1513 Citation Lane	PROXY	
062	Kraick Bruce & Jeanne	1517 Citation Lane	SIGNED <i>Bruce Kraick</i>	2/17/26
063	Hightshue Vicki <i>Ryan Henderson</i>	1521 Citation Lane	Signed Vicki Hightshue	2/17/24
064	<del>Robert Emerson &amp; Ashley</del>	1525 Citation Lane	<i>John Hightshue</i>	2/16/26
065	Christie Ed	1529 Citation Lane		
066	Atkinson Shawn & Tammy	1533 Citation Lane		
067	Silva Ignacio	1537 Citation Lane		
068	Harter Dolores	1541 Citation Lane	NO DATE	2/15/26
069	Reynolds Rex & Dianne	7922 Canonero Lane	Rex Reynolds	2/15/26
070	Bowen Erik & Elizabeth	7918 Canonero Lane		
071	Polubinsky	7914 Canonero Lane	Susan Polubinsky	2/16/26
072	Semprini Terry & Karen	7910 Canonero Lane		
073	Fernandez Ginger & Orlando	7906 Canonero Lane	<i>Ginger Fernandez</i>	2/15/26
074	<del>Stett Sylvia</del> Max Gleave	7902 Canonero Lane	Max Gleave	2/16/26
075	Minkey Paul & Carolyn	7903 Canonero Lane	SIGNED	
076	<del>Carmen &amp; Dan Kinsella</del> Cooper George	7907 Canonero Lane		
077	Roberts Chris & Tarrah	7911 Canonero Lane	SIGNED <i>Donald Roberts</i>	2/19/26
078	Downam Ryan & Kali	7915 Canonero Lane	<i>Downam</i>	2/15/26
079	Silva Martha & Santiago	7919 Canonero Lane	SIGNED	
080	<del>David A. Michael &amp; Carter Kara</del> Rebecca A. Lowe	1530 Citation Lane		

Lot	Resident	Address	Signature	Date
081	Baker Kenneth & Melissa	1526 Citation Lane	<i>Kenneth Baker</i>	1/27/2026
082	Baird Esther	1522 Citation Lane	<i>Esther Baird</i>	1/27/26
083	Henslee Steve & Linda	1518 Citation Lane	<i>Steve Henslee</i>	1/27/26
084	<del>Marvin E Patterson, Jr</del> Patane Lori	1514 Citation Lane		
085	Gage Shaw	1510 Citation Lane	<i>Erika Shaw</i>	1/27/26
086	<del>Cynthia Miller A + Mally A</del> Batchelder Jerry & Norma	7924 Bridle Creek Crossing	<i>Maria Proffman</i>	2/17/26
087	Kerekgyarto Louis & Bonnie	1515 Cannonade Court	PROXY	
088	Slane Donovan & Jane	1519 Cannonade Court	PROXY	
089	Capps Kerr	1523 Cannonade Court		
090	<del>Richard &amp; Deborah Tottle</del> Johnson Justine	1527 Cannonade Court	<i>Richard Tottle</i>	2/16/26
091	Garver Liechty	1524 Cannonade Court	<i>Janet Garver</i>	1/29/26
092	Susanto	1520 Cannonade Court		1/28/26
093	Kean Chris & Sarah	1516 Cannonade Court	<i>Sarah Kean</i>	1-28-26
094	Edwards <del>Ryan</del> & Sasha	1512 Cannonade Court	<i>Sasha Edwards</i>	2-15-26
095	Wood Richard	7916 Bridle Creek Crossing		
096	Barbarossa Joseph	7912 Bridle Creek Crossing		
097	Archaki Karen & Helen	7908 Bridle Creek Crossing	<i>Karen Archaki</i>	1/28/26
098	Dillion Dan & Cathy	7904 Bridle Creek Crossing		
099	Dice Barbara	7901 Bridle Creek Crossing	<i>Barbara Dice</i>	2/4/2026
100	Hitchcock David & Suzanne	7905 Bridle Creek Crossing	<i>Suzanne Hitchcock</i>	2-15-26
101	Pawlik Thomas & Jody	7909 Bridle Creek Crossing	<i>Jody Pawlik</i>	1/31/26
102	Ecenbarger Steve & Lynne	7913 Bridle Creek Crossing	<i>Lynne Ecenbarger</i>	1/28/26
103	Schriber Jerry & Vicki	7917 Bridle Creek Crossing	<i>Jerry Schriber</i>	2/15/26

Lot	Resident	Address	Signature	Date
104	Nguyen Phat & Lang	7921 Bridle Creek Crossing	 PROXY	1/31/26
105	Sanderson Scott & Jolene	7925 Bridle Creek Crossing		
106	Wassell John & Laura	7929 Bridle Creek Crossing	 PROXY	1/27/26
107	Riley Thomas & Cheryl	7933 Bridle Creek Crossing		
108	Hexamer James & Cynthia	8001 Bridle Creek Crossing		2/1/2026
109	Dider Thomas & Mary #	8005 Bridle Creek Crossing		2/17/2026