

RECORDED  
12/29/1998 15:48:30  
RECORDER  
VIRGINIA L. YOUNG  
ALLEN COUNTY, IN

**FIRST AMENDMENT  
TO THE DEDICATION AND DECLARATION OF PROTECTIVE RESTRICTIONS,  
COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO  
AS A PART OF THE DEDICATION AND PLAT OF  
ABBEY PLACE VILLAS, SECTION II  
A SUBDIVISION OF ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA**

|             |           |
|-------------|-----------|
| Doc. No.    | 980092726 |
| Receipt No. | 33161     |
| DCFD        | 3.00      |
| MISL        | 8.00      |
| MISL        | 1.00      |
| Total       | 12.00     |

*PLAT CABINET C, PAGE 139*

Pursuant to the provisions of Article VII, Section 26, of the Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended to as Part of the Dedication and Plat of Abbey Place Villas, Section II, which was recorded on November 21, 1996, as Document 960064968, in the Office of the Recorder of Allen County, Indiana, the undersigned Springmill Woods Development Corp. d/b/a Lancia Construction, an Indiana corporation, and Kenneth W. Maxfield hereby make and effect the following change, alteration and modification in and to said Dedication and Declaration:

- Article VII, Section 3, of the Dedication and Declaration of Protective Restrictions shall be amended to read as follows:

Section 3. No Dwelling Unit shall be located on any Lot nearer to the street line than the minimum building set back lines shown on the recorded plat.

No Dwelling Unit shall be located on any interior Lot nearer than 25 feet to the rear lot line with the exception of lots Numbered 88, 89, 90 and 91. No Dwelling Units on said Lots Numbered 88, 89, 90 and 91 shall be located on the interior Lot nearer than 20 feet to the rear lot line.

- All other terms and provisions of the Dedication and Declaration of Protective Restrictions shall remain in full force and effect and shall not be altered or modified except as specifically set forth in this Amendment.

**IN WITNESS WHEREOF**, Springmill Woods Development Corp. d/b/a Lancia Construction, a corporation organized and existing under the laws of the State of Indiana, has hereunto set its hand by its duly authorized officer, and Kenneth W. Maxfield has set his hand, this 24th day of September, 1998

**SPRINGMILL WOODS DEVELOPMENT  
CORP. d/b/a LANCIA CONSTRUCTION**

BY :

*James J. Lancia*  
James J. Lancia, President

*Kenneth W. Maxfield*  
Kenneth W. Maxfield

AUDITOR'S OFFICE  
Duly entered for taxation. Subject  
to final acceptance for transfer.

98

14572  
AUDITORS NUMBER

DEC 29 1998

*James W. Brown*  
AUDITOR OF ALLEN COUNTY

## ACKNOWLEDGMENT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ALLEN )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James J. Lancia and Kenneth W. Maxfield and acknowledged the execution of the foregoing First Amendment to the Plat of Abbey Place Villas, Section II, as and for voluntary act and deed, for the uses and purposes therein contained.

WITNESS my hand and notarial seal this 24th day of September, 1998.

My Commission Expires:

Notary Public Linda L. Dickmeyer  
Resident of Allen County, Indiana.



August 3, 2001

PREPARED BY DICKMEYER & ASSOCIATES  
KERRY DICKMEYER

both