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Instrument Number: 202112290233176
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Submitted By (Mail):
TALON TITLE AGENCY LLC

Mail

First Grantor:
EPCON CARR FARMS LLC

First Grantee:
HOMEWOOD CORP

Fees:	
Document Recording Fee:	$34.00
Additional Pages Fee:	$32.00
Marginal Reference Fee:	$4.00
Total Fees:	$70.00
Amount Paid:	$70.00
Amount Due:	$0.00

Instrument Number: 202112290233176
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TRANSFER NOT NECESSARY
DEC 28 2021
MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

FIRST AMENDMENT TO

DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS

FOR A NEW COMMUNITY AUTHORITY

IN THE CITY OF HILLIARD, OHIO

Talon Title - CJAA
21787372

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR A NEW COMMUNITY AUTHORITY (this "First Amendment"), is made as of the acknowledgement date set forth below by Homewood Corporation, an Ohio corporation (the "Initial Private Developer"), Epcon Carr Farms, LLC, an Ohio limited liability company ("Epcon"), the Hilliard Community Authority, a new community authority duly organized and validly existing under the laws of the State of Ohio (the "Authority"), and the City of Hilliard, Ohio (the "City" and together with the Initial Private Developer and the Authority, the "Parties").

WHEREAS, a Declaration of Covenants, Restrictions and Agreements for a New Community Authority (as hereafter supplemented or amended in accordance with its terms, the "Declaration"), relating to the Authority was filed in the office of the Franklin County Recorder on May 2, 2018, as Instrument Number 201805020057856;

WHEREAS, the Parties desire that Epcon succeed the Initial Private Developer pursuant to Section 2.25 of the Declaration and so designate Epcon as the successor to the Initial Private Developer, which succession is to be made effective by the recording of this First Amendment;

WHEREAS, the Parties desire to amend the Declaration for the purpose of reducing the assessed valuation charge pursuant to Section 9.1(c) of the Declaration; and

NOW THEREFORE, the Declaration is hereby amended and supplemented as follows. Capitalized terms used and not otherwise defined herein shall have the meanings given to them in the Declaration.

Section 1. Amended and Restated Section 5.2. The Declaration is hereby amended by replacing Section 5.2 of the Declaration in its entirety with following:

5.2 Amount of Community Development Charge. Subject to waiver, reduction or termination of the Community Development Charge as provided in Sections 6.3 and 6.4, the amount of the annual Community Development Charge for each Chargeable Parcel is the product of (a) the Assessed Valuation for such Chargeable Parcel multiplied by (b) 0.005 (i.e. 5 mills; the "Millage Rate").

Section 2. Assignment of interest of the Private Developer. The Initial Private Developer hereby designates Epcon as its successor in interest and assigns to it all its rights and obligations under the Declaration pursuant to Section 2.25 thereof. Epcon herby accepts the assignment of all the Initial Private Developer's rights and obligations under the Declaration. The assignment shall take effect upon the recording of this First Amendment pursuant to Section 2.25 of the Declaration.

Section 3. Necessary Approvals. The Authority may, pursuant to Section 9.1(c) of the Declaration, enact this First Amendment without the consent of or notice to the Owners. The Initial Private Developer may, pursuant to Section 2.25 of the Declaration, assign its interest in the Declaration without the consent of or notice to the Owners.

Section 4. Effectiveness of Amendment. This First Amendment is effective for each Parcel from and after recording of this First Amendment in the real property records of Franklin County, Ohio.

Section 5. Ratification and Confirmation of Declaration. It is understood and agreed by the Parties that the only purpose of this First Amendment is to amend Section 5.2 of the Declaration and designate Epcon as the successor in interest and assignee of the Initial Private Developer. All other terms and provisions of the Declaration, including all covenants, terms and conditions thereof, shall remain binding and in full force and effect.

(Remainder of this Page is Intentionally Left Blank)

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed by its duly authorized representative as of the day and year first above written.

HILLIARD COMMUNITY AUTHORITY

By: _____
Print: Jim Lipnos
Title: Chair, Board of Trustees

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

The foregoing instrument was acknowledged before me this 11th day of October, 2021, by Jim Lipnos, the Chair of the Board of Trustees of the Hilliard Community Authority, on behalf of the Hilliard Community Authority. No oath or affirmation was administered to the signer with regard to the notarial act.

NOTARIAL SEAL
STATE OF OHIO

SCOTT KLOPFER
Notary Public, State of Ohio
My Commission Expires 12-14-2023

_____
Notary Public

HOMEWOOD CORPORATION, an Ohio corporation

By: _____
Print: James L. Lipnos
Title: President

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

The foregoing instrument was acknowledged before me this 11th day of October, 2021, by James L. Lipnos, the President of the Homewood Corporation, an Ohio Corporation, on behalf of the corporation. No oath or affirmation was administered to the signer with regard to the notarial act.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

SCOTT KLOPFER
Notary Public, State of Ohio
My Commission Expires 12-14-2023

EPCON CARR FARMS, LLC, an Ohio limited liability company

By: _____
Print: Joel D. Rhoades
Title: Regional President

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

The foregoing instrument was acknowledged before me this 7th day of December, 2021, by Joel D. Rhoades, the Regional President of the Epcon Carr Farms, LLC, an Ohio limited liability company, on behalf of the company. No oath or affirmation was administered to the signer with regard to the notarial act.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

Christopher A. Buerkle, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

CITY OF HILLIARD, OHIO

By: Michelle Crandall
Print: Michelle Crandall
Title: City Manager

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

The foregoing instrument was acknowledged before me this 8th day of December 2021, by Michelle Crandall the City Manager of the City of Hilliard, Ohio, an Ohio municipal corporation, on behalf of the City. No oath or affirmation was administered to the signer with regard to the notarial act.

Diane P. Hicks
Notary Public

DIANE P HICKS
Notary Public, State of Ohio
My Commission Expires 12-11-2024

This instrument was prepared by:

Greg Daniels
Squire Patton Boggs (US) LLP
2000 Huntington Center
41 South High Street
Columbus, Ohio 43215

DO NOT DETACH



Instrument Number: 202305030042936
Recorded Date: 05/03/2023 2:40:36 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

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Mail Envelope

Transaction Number: T20230029102
Document Type: DECLARATION
Document Page Count: 4

Submitted By (Walk-In):
BROSIUS JOHNSON & GRIGGS

Walk-In

First Grantor:	**First Grantee:**
EPCON CARR FARMS LLC	COURTYARDS AT CARR FARMS

Fees:		**Instrument Number:** 202305030042936
Document Recording Fee:	$34.00	**Recorded Date:** 05/03/2023 2:40:36 PM
Additional Pages Fee:	$16.00	
Marginal Reference Fee:	$12.00	
Total Fees:	$62.00	
Amount Paid:	$62.00	
Amount Due:	$0.00	

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NOT NECESSARY

MAY 03 2023

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
M. JD
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS FOR THE COURTYARDS AT CARR FARMS

CROSS-REFERENCES: Instrument Number 202205250079396
Plat Book 132, Pages 245-248 (Instrument No. 202211070154343)
Plat Book 132, Pages 134-137 (Instrument No. 202206010081670)

This instrument was prepared by Calvin T. Johnson, Jr., Esq., Brosius, Johnson & Griggs, LLC, 1600 Dublin Road, Suite 100, Columbus, Ohio, 43215

FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS FOR THE COURTYARDS AT CARR FARMS

This First Supplemental Declaration of Covenants, Easements, Conditions, Restrictions, and Assessments for The Courtyards at Carr Farms is made on or as of this 1st day of May 2023 (the "First Supplemental Declaration") by Epcon Carr Farms, LLC, an Ohio limited liability company (the "Declarant").

BACKGROUND

A. On or about May 25, 2022, Declarant filed and recorded the Declaration of Covenants, Easements, Conditions, Restrictions, and Assessments for The Courtyards at Carr Farms, of record as Instrument Number 202205250079396, Recorder's Office, Franklin County, Ohio (the "Declaration").

B. Pursuant to the provisions of Article 1 of the Declaration, Declarant reserved the right to annex additional parcels to, and declare them to be, additional phases of The Courtyards at Carr Farms (the "Community"), and subject said additional parcels to the terms and conditions of the Declaration.

C. Pursuant to the provisions of Article XI, Section C of the Declaration, Declarant has the right and power, in its sole and unfettered discretion, to subject additional property to the terms and conditions of the Declaration by an amendment or supplement to the Declaration.

D. Declarant is the owner of all of the property more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and desires to submit said property to the covenants, easements, conditions, restrictions, assessments, and other terms and conditions of the Declaration and to annex and declare the said property to be part of the Community.

AMENDMENT

NOW THEREFORE, pursuant to the provisions of the Declaration, Declarant hereby declares that:

1. Defined Words and Phrases. Unless otherwise defined herein, capitalized words and phrases herein shall have the meaning assigned to such words and phrases in the Declaration.

2. Additional Property Subjected. The real property described in Exhibit A is hereby annexed and added to and made part of the Community and subjected to the provisions of the Declaration and shall be held, sold, conveyed, and occupied subject to the covenants, easements, conditions, restrictions, assessments, and provisions of the Declaration, and all amendments and supplements thereto, all of which shall run with the real property described in Exhibit A and shall be binding upon, and inure to the benefit of, all parties now or hereafter having any right, title, or interest in such property or any part thereof, and their heirs, personal and legal representatives, successors, and assigns. Each Lot identified on Exhibit A shall be a Lot for all purposes under the provisions of the Declaration and shall be part of the Community.

3. Association. Upon the filing and recording hereof, the Owner or Owners of each Lot described in Exhibit A, other than the Owner or Owners of a Lot that is Exempt Property, and their respective successors and assigns, shall automatically become Members of The Courtyards at Carr Farms

Homeowners' Association, Inc. (the "Association") to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights as all other Members of the Association during such time as the Owner or Owners own a Lot in the Community.

4. Common Elements. Reserve F, Reserve G, Reserve H, Reserve I, Reserve J, Reserve K, Reserve L, Reserve R, Reserve S, Reserve T, Reserve U, Reserve V, and Reserve W, respectively, as identified in Exhibit A, are intended to be owned and maintained by the Association, and, upon conveyance to the Association, shall be part of the Common Elements as said term is defined in the Declaration.

5. Attached Product Lots. In addition to those Lots identified in the Declaration as "Attached Product Lots", Lots 251-266, both inclusive, identified in Exhibit A shall each be an "Attached Product Lot" for all purposes under the provisions of the Declaration.

6. Detached Product Lots. In addition to those Lots identified in the Declaration as "Detached Product Lots", Lots 34-67, both inclusive, Lots 84-94, both inclusive, Lots 106-110, both inclusive, Lots 201-207, both inclusive, and Lots 229-240, both inclusive, identified in Exhibit A shall each be a "Detached Product Lot" for all purposes under the provisions of the Declaration.

7. Courtyard Lots. In addition to those Lots identified in the Declaration as "Courtyard Lots", Lots 34-47, both inclusive, Lots 49-52, both inclusive, Lots 55-58, both inclusive, Lots 60-67, both inclusive, Lots 84-90, both inclusive, Lots 92-94, both inclusive, Lot 106, Lots 108-110, both inclusive, Lots 202-207, both inclusive, Lots 229-235, both inclusive, and Lots 237-239, both inclusive, identified in Exhibit A shall each be a "Courtyard Lot" for all purposes under the provisions of the Declaration.

8. Effect of Amendment. In the case of conflict between the Declaration and this First Supplemental Declaration, the terms of this First Supplemental Declaration shall control. Any term or provision of the Declaration not amended by this First Supplemental Declaration shall remain the same and continue in full force and effect.

IN TESTIMONY WHEREOF, the Declarant has caused the execution of this First Supplemental Declaration as of this 1st day of May 2023.

EPCON CARR FARMS, LLC,
an Ohio limited liability company

By: _____
Joel D. Rhoades, CEO

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me, a notary public, on this 1st day of May 2023, by Joel D. Rhoades, CEO of Epcon Carr Farms, LLC, an Ohio limited liability company, on behalf of said limited liability company.

NOTARIAL SEAL STATE OF OHIO

Christopher A. Buerkle, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

_____
Notary Public

EXHIBIT A

FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS FOR THE COURTYARDS AT CARR FARMS

PROPERTY SUBJECTED HEREBY

Situated in the State of Ohio, County of Franklin, City of Hilliard, and being further described as follows:

Being Lots 34-67, both inclusive, Lots 84-94, both inclusive, Lots 106-110, both inclusive, Reserve F, Reserve G, Reserve H, Reserve I, Reserve J, Reserve K, and Reserve L, respectively, as the same are numbered, lettered, designated and/or delineated on the recorded plat of THE COURTYARDS AT CARR FARMS SECTION 2, of record Plat Book 132, Pages 245-248 (Instrument No. 202211070154343), Recorder's Office, Franklin County, Ohio.

AND

Being Lots 201-207, both inclusive, Lots 229-240, both inclusive, Lots 251-266, both inclusive, Reserve R, Reserve S, Reserve T, Reserve U, Reserve V, and Reserve W, respectively, as the same are numbered, lettered, designated and/or delineated on the recorded plat of THE COURTYARDS AT CARR FARMS SECTION 5, of record Plat Book 132, Pages 134-137 (Instrument No. 202206010081670), Recorder's Office, Franklin County, Ohio.

DO NOT DETACH



Instrument Number: 202404170037237
Recorded Date: 04/17/2024 2:47:25 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

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Mail Envelope

Transaction Number: T20240025817
Document Type: DECLARATION
Document Page Count: 4

Submitted By (Mail):
BROSIUS JOHNSON & GRIGGS

Mail

First Grantor:
EPCON CARR FARMS LLC

First Grantee:
COURTYARDS AT CARR FARMS

Fees:	
Document Recording Fee:	$34.00
Additional Pages Fee:	$16.00
Marginal Reference Fee:	$12.00
Total Fees:	$62.00
Amount Paid:	$62.00
Amount Due:	$0.00

Instrument Number: 202404170037237
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TRANSFER
NOT NECESSARY

APR 17 2024

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT

m JD

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS FOR THE COURTYARDS AT CARR FARMS

CROSS-REFERENCES: Instrument Number 202205250079396
Plat Book 132, Pages 378-381 (Instrument No. 202309110093085)
Plat Book 132, Pages 382-385 (Instrument No. 202309110093097)

This instrument was prepared by Calvin T. Johnson, Jr., Esq., Brosius, Johnson & Griggs, LLC, 6797 North High Street, Suite 350, Worthington, Ohio 43085

SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS FOR THE COURTYARDS AT CARR FARMS

This Second Supplemental Declaration of Covenants, Easements, Conditions, Restrictions, and Assessments for The Courtyards at Carr Farms is made on or as of this 15th day of April 2024 (the "Second Supplemental Declaration") by Epcon Carr Farms, LLC, an Ohio limited liability company (the "Declarant").

BACKGROUND

A. On or about May 25, 2022, Declarant filed and recorded the Declaration of Covenants, Easements, Conditions, Restrictions, and Assessments for The Courtyards at Carr Farms, of record as Instrument Number 202205250079396, Recorder's Office, Franklin County, Ohio (the "Declaration").

B. Pursuant to the provisions of Article I of the Declaration, Declarant reserved the right to annex additional parcels to, and declare them to be, additional phases of The Courtyards at Carr Farms (the "Community"), and subject said additional parcels to the terms and conditions of the Declaration.

C. Pursuant to the provisions of Article XI, Section C of the Declaration, Declarant has the right and power, in its sole and unfettered discretion, to subject additional property to the terms and conditions of the Declaration by an amendment or supplement to the Declaration.

D. Declarant is the owner of all of the property more particularly described on Exhibit A, attached hereto and incorporated herein by reference, and desires to submit said property to the covenants, easements, conditions, restrictions, assessments, and other terms and conditions of the Declaration and to annex and declare the said property to be part of the Community.

AMENDMENT

NOW THEREFORE, pursuant to the provisions of the Declaration, Declarant hereby declares that:

1. Defined Words and Phrases. Unless otherwise defined herein, capitalized words and phrases herein shall have the meaning assigned to such words and phrases in the Declaration.

2. Additional Property Subjected. The real property described on Exhibit A attached hereto and made a part hereof by this reference is hereby annexed and added to and made part of the Community and subjected to the provisions of the Declaration and shall be held, sold, conveyed, and occupied subject to the covenants, easements, conditions, restrictions, assessments, and provisions of the Declaration, and all amendments and supplements thereto, all of which shall run with the real property described on Exhibit A and shall be binding upon, and inure to the benefit of, all parties now or hereafter having any right, title, or interest in such property or any part thereof, and their heirs, personal and legal representatives, successors, and assigns. Each Lot identified on Exhibit A shall be a Lot for all purposes under the provisions of the Declaration and shall be part of the Community.

3. Association. Upon the filing and recording hereof, the Owner or Owners of each Lot described on Exhibit A, other than the Owner or Owners of a Lot that is Exempt Property, and their

respective successors and assigns, shall automatically become Members of The Courtyards at Carr Farms Homeowners' Association, Inc. (the "Association") to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights as all other Members of the Association during such time as the Owner or Owners own a Lot in the Community.

4. Common Elements. Reserve M, Reserve N, and Reserve O, respectively, of THE COURTYARDS AT CARR FARMS SECTION 3 and Reserve L and Reserve M, respectively, of THE COURTYARDS AT CARR FARMS SECTION 6, all as identified on Exhibit A, are intended to be owned and maintained by the Association, and, upon conveyance to the Association, shall be part of the Common Elements as said term is defined in the Declaration.

5. Detached Product Lots. In addition to those Lots identified in the Declaration or amendments or supplements thereto as "Detached Product Lots", each Lot identified on Exhibit A shall be a "Detached Product Lot" for all purposes under the provisions of the Declaration.

6. Courtyard Lots. In addition to those Lots identified in the Declaration or amendments or supplements thereto as "Courtyard Lots", Lots 17-33, both inclusive, Lots 68-83, both inclusive, Lots 111-118, both inclusive, Lots 209-214, both inclusive, Lots 216-221, both inclusive, Lots 223-226, both inclusive, Lot 228, and Lots 241-250, both inclusive, as identified on Exhibit A shall each be a "Courtyard Lot" for all purposes under the provisions of the Declaration.

7. Effect of Amendment. In the case of conflict between the Declaration and this Second Supplemental Declaration, the terms of this Second Supplemental Declaration shall control. Any term or provision of the Declaration not amended by this Second Supplemental Declaration shall remain the same and continue in full force and effect.

IN TESTIMONY WHEREOF, the Declarant has caused the execution of this Second Supplemental Declaration as of this 15th day of April 2024.

EPCON CARR FARMS, LLC,
an Ohio limited liability company

By _____
Joel D. Rhoades, CEO

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me, a notary public, on this 15th day of April 2024 by Joel D. Rhoades, CEO of Epcon Carr Farms, LLC, an Ohio limited liability company, on behalf of said limited liability company.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

Christopher A. Buenke, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

EXHIBIT A

SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS, AND ASSESSMENTS FOR THE COURTYARDS AT CARR FARMS

PROPERTY SUBJECTED HEREBY

Situated in the State of Ohio, County of Franklin, City of Hilliard, and being further described as follows:

Being Lots 16-33, both inclusive, Lots 68-83, both inclusive, Lots 111-118, both inclusive, and Reserve M, Reserve N, and Reserve O, respectively, as the same are numbered, lettered, designated, and/or delineated on the recorded plat of THE COURTYARDS AT CARR FARMS SECTION 3, of record Plat Book 132, Pages 378-381 (Instrument No. 202309110093085), Recorder's Office, Franklin County, Ohio.

AND

Being Lots 208-228, both inclusive, and Lots 241-250, both inclusive, and Reserve L and Reserve M, respectively, as the same are numbered, lettered, designated and/or delineated on the recorded plat of THE COURTYARDS AT CARR FARMS SECTION 6, of record Plat Book 132, Pages 382-385 (Instrument No. 202309110093097), Recorder's Office, Franklin County, Ohio.