

**FIRST AMENDMENT TO
AMENDED CODE OF REGULATIONS FOR
WEBER OAKS HOMEOWNERS' ASSOCIATION**

This First Amendment to Amended Code of Regulations for Weber Oaks Homeowners' Association (the "First Amendment") made this 2ND day of MARCH, 2005, by Weber Oaks Homeowners' Association, an Ohio Corporation Not For Profit, (hereinafter called the "Association");

WITNESSETH:

WHEREAS, on the 26th day of June, 2000, the Association, by and through its Board of Trustees, adopted and executed an Amended Code of Regulations for Weber Oaks Homeowners' Association; and

WHEREAS, pursuant to Article VII, Section 6 of the Amended Code of Regulations, this First Amendment has been approved and executed by persons or entities enabled to exercise a majority of the voting power of owners of the Association.

NOW, THEREFORE, the Amended Code of Regulations is hereby amended as follows:

ARTICLE II

Section 10 Quorum. The language following this heading is hereby deleted in its entirety and replaced with the following:

The presence in person or by proxy of one-fourth (1/4) of the Members shall constitute a quorum at the Annual Meeting of this Association. Except as otherwise provided in these Code of Regulations or in the Declaration, the presence in person or by proxy of one-third (1/3) of the Members shall constitute a quorum at all other meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

In Witness Whereof, the undersigned officers of the Weber Oaks Homeowners' Association hereby state that the above stated Amendment has passed by a vote of at least a majority of the voting power of the Association and being Members of the Weber

Oaks Homeowners' Association, pursuant to Article VII, Section 6 of the Amended Code of Regulation, and hereby consented to this First Amendment to Amended Code of Regulations for Weber Oaks Homeowners' Association.

**WEBER OAKS HOMEOWNERS'
ASSOCIATION, an Ohio Corporation
Not For Profit**

200500011717
Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
04-06-2005 At 11:40 am.
DECLAR 28.00
DR Book 1866 Page 2129 - 2130

BY: *Mitch J. Belinsky*
President

BY: *Kris Guntzelman*
Secretary

STATE OF OHIO, COUNTY OF Hamilton, ss:

BE IT REMEMBERED, that on this 2nd day of March, 2005, before me, the subscriber, a Notary Public in and for said county and state, personally came Mitch Belinsky, President, and Kris Guntzelman Secretary, of **WEBER OAKS HOMEOWNERS' ASSOCIATION**, an Ohio Corporation Not For Profit, the Grantor in the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed, pursuant to the authority of its Board of Trustees.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



CAROL A. HOPE
Notary Public, State of Ohio
My Commission Expires 10-30-06

Carol A. Hope
Notary Public

My Commission expires: 10/30/06

This instrument was prepared by Kevin D. Plank, Attorney At Law, 741 Milford Hills Drive, Milford, Ohio 45150-1446. Ph: (513) 248-0317.

**WEBER OAKS HOMEOWNER'S ASSOCIATION
IMPROVEMENT APPLICATION**

This application must be submitted for any construction, addition, or alteration to the exterior of your house or lot. If you have questions whether your particular project requires Board approval, please contact Advantage Property Management at 984-4114.

Your Association has Architectural Guidelines prescribed in your Documents and adopted by the current Board. The purpose of these Guidelines, and this form, is to insure that any improvement maintains continuity in the Association, is in keeping with the Documents, and does not inconvenience or place any burden on the Association or other homeowners.

Please fill in the following information and submit your application **ALONG WITH A SCALE DRAWING OF ALL IMPROVEMENTS, INDICATING THE EXACT LOCATION AND DIMENSIONS OF IMPROVEMENTS.** Also include description of materials to be used, brochures, paint swatches, etc. as applicable. Submit to Advantage Property Management, PO Box 36305, Cincinnati, Ohio 45236 or fax to 984-9150.

**THE CHANGE OR IMPROVEMENT MAY NOT PROCEED WITHOUT WRITTEN
APPROVAL FROM THE BOARD OF TRUSTEES.**

Name: _____ Telephone # : _____

Address: _____ Date Submitted: _____

Type of Improvement: _____ Architectural _____ Landscaping

Description of Improvement:

Color: _____ Dimensions: _____ Cost: _____

Materials: _____

Location: _____

I understand the rules concerning the proposed improvements. This improvement does not encroach on neighbors' limited common area or common ground. I agree to adhere to the rules established by the Association and will be solely liable for any upkeep or maintenance required by the installation or construction of this improvement. I further agree to obtain any licenses or building permits required for this improvement and to meet all legal requirements for building codes. I understand that I am responsible for any damages to underground facilities, including drains, sewers, sprinklers, telephone, cable lines, etc. I understand and agree that the improvement must be performed within six months after approval is given, or approval will be null and void.

Signature: _____ Date: _____

Date Received: _____ Received By: _____ Approved: _____ Denied _____

Date: _____ Letter Sent: _____ Board Signature: _____

Final approval will be given upon completion & inspection of project.

ARCHITECTURAL DESIGN GUIDELINES

1. Submit to the Board through the Property Manager a completed Application Form which includes a written description and drawing, photograph or catalog picture specification of the Change sufficient to permit the Association to understand the Change sought, its design and materials and its impact on the exterior of the Owner's structure/Lot, the surrounding structures and Lots, the particular Village and the entire Community. A site plan and building elevations (if affected) are recommended and any changes to existing topographical/grading contours should be included. Proposed fencing and retaining walls must be shown on the site plan with topographical and grade changes. Detailed architectural and landscape drawings are encouraged. For extensive projects, it may be most cost effective to submit preliminary plans/schematics for preliminary approval prior to incurring the costs of final architectural, landscaping or building plans. This will avoid incurring substantial costs for drawings for a project that does not comply with the Association controls. The Application must also include a time schedule within which the Change will be completed. This time schedule, as accepted or modified by the Board, shall be a condition of approval and final approval may not be received until the timely completion of the project.
2. Once the Property Manager receives the completed application he/she will submit it to the Association Architectural Board for review and comment. The Architectural Board will then formally submit the application to the Board of Trustees for approval, conditional approval, rejection or modification. The date of submission by the Architectural Board to the Board of Trustees shall be considered the formal submission date and shall be the date from which all time calculations are made. The Board will make every effort to review all formally submitted Applications at the next scheduled Board meeting. Similarly, the Board should make every effort to notify the Owner/applicant of the Board's action within thirty (30) days from receipt of the application. Once the application is formally submitted to the Board, it will either be: approved, conditionally approved, disapproved, or returned to the applicant with suggested changes or a request for additional information. No Change may be commenced prior to receiving written Association approval.
3. In all situations, the cost of construction, performance and maintenance, repair, and or replacement of all Changes are the sole responsibility of the Owner.
4. Unauthorized Changes will have to be removed and the Lot restored to its original condition at the expense of the Owner.
5. Association approval will generally be conditional upon the completion of the project within a specified time (either set by the Association or submitted by the applicant and approved by the Association). Final approval will be given only upon such timely completion. Changes not completed within the specified time schedule may not receive final approval and may be subject to removal.