

**FIRST AMENDMENT  
TO THE DECLARATION OF COVENANTS, RESTRICTIONS, LIMITATIONS,  
EASEMENTS, CHARGES AND LIENS APPENDED AS PART OF THE PLAT  
OF CLASSIC HEIGHTS, SECTION TWO**

THIS DECLARATION, made on the day date hereafter set forth by CLASSIC HEIGHTS, LLC, hereinafter referred to as "Declarant"

Pursuant to the provisions of Article VI, Section 29 of the DECLARATION OF COVENANTS, RESTRICTIONS, LIMITATIONS, EASEMENTS, CHARGES AND LIENS APPENDED AS PART OF THE PLAT OF CLASSIC HEIGHTS, SECTION TWO, recorded as document number 990044336 in the Office of the Recorder of Allen County, Indiana, the undersigned as Declarant, do hereby make and affect the following changes in and to said document:

**Article VI, Section 1 is hereby deleted in its entirety and replaced with:**

No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any Lot other than a detached single-family dwelling not to exceed two-stories in height and one detached storage building of not less than 120 square feet or more than 350 square feet. The shed must coordinate with the integrity of foundation, design and materials with the single family dwelling which is erected on the Lot. Additionally, each dwelling shall include not less than a two-car garage of 528 square feet which shall be built as part of the said structure and attached thereto.

**FURTHERMORE, Article VI, Section 16 is hereby deleted in its entirety and replaced with:**

All buildings shall be constructed in a substantial and good workmanlike manner and of new material. No roll siding, asbestos shingle siding or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any building on any Lots of said subdivision, and no roll roofing of any description or character shall be used on the roof of any dwelling house or attached garage on any of said Lots. EPDM may be used on flat or low-pitched areas of structure if not visible from ground level and if the design of the structure if not visible from ground level and if the design of the structure is found to be acceptable to the Board of Directors or the Architectural Committee. All homes, excluding those homes with a building permit dated prior to the date of this amendment, must have a minimum of eighty (80) square feet of brick or sixty-five (65) square feet of stone on the front elevation or the entire front elevation must consist of wood (or approved substitute), excluding soffits and fascia, unless specifically approved otherwise by the Architectural Control Committee. Homes with full porches across the entire front elevation excluding garage may have 20% less than the minimum requirements listed above.


RECORDED  
07/10/2002 13:58:45  
RECORDER  
PATRICIA J CRICK  
ALLEN COUNTY, IN

Doc. No. 202053742  
Receipt No. 20960

DCFD 3.00  
MISL 8.00  
MISL 1.00  
MISL 2.00  
Total 14.00

12-2-02  
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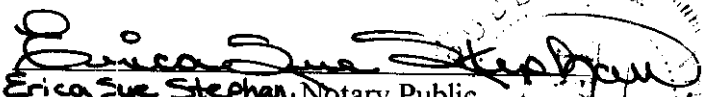
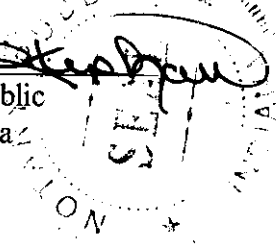
IN WITNESS WHEREOF, the undersigned have  
hereunto set their hands this 10<sup>th</sup> day of JUNE, 2002.

  
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Classic Heights, LLC, Declarant  
Ara Z. Tazian, Partner

COUNTY OF ALLEN            ) SS:  
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Before me, the undersigned Notary Public in and for said County and State personally appeared Zohrab K. Tazian, and acknowledged the execution of the foregoing to be their free and voluntary act and deed for the uses and purposes mentioned therein, this 10<sup>th</sup> day of June, 2002.

My Commission Expires:  
9-21-2008

  
Erica Sue Stephan, Notary Public  
Resident of Allen County, Indiana  


This instrument prepared by Ara Z. Tazian  
Z. K. Tazian Associates, Inc. *Bit*