

**SECOND AMENDMENT TO DECLARATIONS OF RESTRICTIONS
AS TO
BRECKENRIDGE
A SUBDIVISION IN MONCLOVA TOWNSHIP
LUCAS COUNTY, OHIO**

Article VIII of the Declaration of Restrictions as to Breckenridge provides that the Declarations may be amended at any time, and from time to time, prior to January 1, 2018 with the written approval of not less than 75% of the residential lots in Breckenridge.

We the undersigned, comprising more than 75% of the residential lot owners do hereby amend the Declarations to add Article X:

**ARTICLE X
SEPARATION OF PARTIAL DUES FOR SINGLE HOUSE LOTS
AND VILLA LOTS WITHIN BRECKENRIDGE HOMEOWNERS' ASSOCIATION**

10.1 All residential lots shall remain members of the Breckenridge Homeowners' Association (BHA) and subject to all provisions of the Declarations.

10.2 The BHA Code of Regulations, as approved from time to time by the members of BHA, may provide for two separate dues rates each approved by a majority of the respective house lot owners and villa lot owners for their lots in accordance with the Code of Regulations, but in no event shall either be less than the annual dues of BHA as determined from time to time by the BHA Board of Trustees. The house owner lots are in the blue tinted area on Exhibit A attached hereto and made part hereof; the villa lots are in the yellow tinted area on Exhibit A, and the common property of both the villa lots and house lots are in the red tinted area on Exhibit A. Dues set by the BHA Board shall be established such that house owners shall pay 60% of red area expenses and villa owners shall pay 40% of such expenses.

10.3 All annual dues approved by the respective house owner committee (HOC) and by the villa owner committee (VOC), which are in excess of the annual dues set by the BHA Board of Trustees shall be expended solely as determined by such respective committees elected pursuant to the Code of Regulations and separate accounting entries for such funds shall be maintained by the BHA.

10.4 All provisions of the Declaration as to collection of dues and penalties for non-payment shall be applicable to the additional dues established by such committee.