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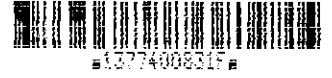
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Dusty Rhodes

Hamilton County Auditor



FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE RESERVE OF TURPIN SUBDIVISION

This will certify that a copy of the First Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Reserve of Turpin Subdivision has been filed in the office of the County Auditor, Hamilton County, Ohio, this 15th day of October, 2018.

HAMILTON COUNTY AUDITOR

By: DUSTY RHODES

Prepared by:

Lisa M. Conn, Esq.
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**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE RESERVE
OF TURPIN SUBDIVISION**

WHEREAS, The Reserve of Turpin Subdivision Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (hereinafter the "Declaration") was recorded on November 2, 1993 in Official Record Book 6311, Page 151 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, the By-Laws of The Reserve of Turpin Homeowners' Association were recorded as Exhibit D to the Declaration;

WHEREAS, Supplement Number 1 to the Declaration was recorded on June 29, 1994 in Official Record Book 6508, Page 1379 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, Supplement Number 2 to the Declaration was recorded on April 24, 1995 in Official Record Book 6739, Page 69 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, Supplement Number 3 to the Declaration was recorded on September 5, 1995 in Official Record Book 6846, Page 1267 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, Supplement Number 4 to the Declaration was recorded on January 21, 1997 in Official Record Book 7254, Page 1073 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, Supplement Number 5 to the Declaration was recorded on October 21, 1997 in Official Record Book 7477, Page 696 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, Supplement Number 6 to the Declaration was recorded on March 26, 1999 in Official Record Book 7921, Page 568 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, Supplement Number 7 to the Declaration was recorded on April 12, 1999 in Official Record Book 7934, Page 2443 of the Official Records of the Hamilton County, Ohio Recorder;

WHEREAS, the Declaration and By-Laws and all amendments are binding upon the property described in Exhibit A attached hereto;

WHEREAS, the Members of The Reserve of Turpin Homeowners' Association are all owners of record of Units in The Reserve of Turpin Subdivision;

WHEREAS, the Members of the Association desire to amend Article I, Section 1(f) of the Declaration;

WHEREAS, pursuant to Article XI, Section 2(B) of the Declaration, amendment to the Declaration requires the affirmative vote of Lot Owners exercising not less than 75% of the total voting power of the Association;

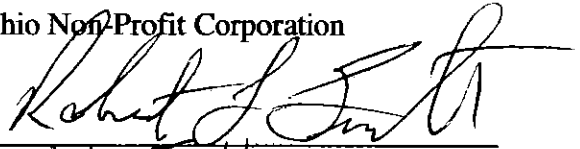
NOW, THEREFORE, Article I, Section 1(f) of the Declaration is deleted in its entirety and replaced with the following:

(f) "Common Areas" shall mean and refer to all real property, together with improvements located thereon, owned by or leased to the Association for the benefit, use and enjoyment of its Members, including arterial streets, but excluding "Limited Common Areas" as hereafter described. The "Common Areas" shall include, but shall not be limited to, a swimming pool, community clubhouse, tennis court, play area, certain greenbelt areas and certain landscape, entry monuments and fencing easements.

Except as amended herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the undersigned Association has hereunto set its signature on this 27 day of September, 2018 and affirms that 75% of the Owners voted in favor of this First Amendment to the Declaration.

**THE RESERVE OF TURPIN
HOMEOWNERS' ASSOCIATION**
An Ohio Non-Profit Corporation

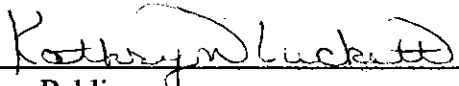
By: 
Robert L. Smith, President

STATE OF OHIO

:SS

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 27 day of September, 2018, by Robert Smith, President of The Reserve of Turpin Homeowners' Association, an Ohio non-profit corporation, by and on behalf of the corporation.



Notary Public

My Commission expires: March 24, 2020

This instrument was prepared by:

Lisa M. Conn, Esq.
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EXHIBIT A

LEGAL DESCRIPTION

Situate in Wilson & Fowler Military Survey #2204 and N. Massie Military Survey #2276, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 136 of the Reserve of Turpin, Block A; and lots 4-9, inclusive; 11-36, inclusive; and 135 and 137, of the Reserve of Turpin, Block B, both as formed by the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (hereafter, "Declaration") as recorded on November 2, 1993 in Official Record 6311, Page 151, as found in Plat Book 309, Page 23 (Block A) and Plat Book 309, Page 25 (Block B) of the Hamilton County Records.

Situate in Military Survey #618, #2204, and #2276, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 1E and 2G, and units 2A-2F and 1A-1D, inclusive, of the Reserve of Turpin, Section 1, as found in Plat Book 310, Page 4 of the Hamilton County Records.

Situate in Military Survey #618, #2204, and #2276, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 4G, 9G, and 10G, and units 4A-4F and 9A-9F, and 10A-10F, inclusive, of the Reserve of Turpin, Section 1A, as found in Plat Book 311, Page 31 of the Hamilton County Records.

Situate in Military Survey #618, #2204, and #2276, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 3G, and units 3A-3F, inclusive, of the Reserve of Turpin, Section 1B, as found in Plat Book 312, Page 72 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 8G, and units 8A-8F, inclusive, of the Reserve of Turpin, Section 1C, as found in Plat Book 313, Page 39 of the Hamilton County Records.

Situate in Military Survey #618, #2204, and #2276, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 5A, 5B, 7G and 11G, and units 7A-7F and 11A-11F, inclusive, of the Reserve of Turpin, Section 1D as found in Plat Book 314, Page 17 of the Hamilton County Records.

Situate in Military Survey #618 Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 12G, and units 12A-12F, inclusive, of the Reserve of Turpin, Section 1E as found in Plat Book 316, Page 98 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 6G, and units 6A-6F, inclusive, of the Reserve of Turpin, Section 1F, as found in Plat Book 316, Page 71 of the Hamilton County Records.

Situate in N. Massie Military Survey #2276 and R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 1, 2, and 37-43, inclusive,

and 127-134, inclusive, of the Reserve of Turpin, Block C, as formed by Supplement Number One to the Declaration as recorded on June 29, 1994 in Official Record 6508, Page 1379, as found in Plat Book 312, Page 74 of the Hamilton County Records.

Situate in N. Massie Military Survey #2276 and R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 44-64, inclusive, and 77-81, inclusive, and lot 126 of the Reserve of Turpin, Block D, as formed by Supplement Number Two to the Declaration as recorded on April 24, 1995 in Official Record 6739, Page 69, as found in Plat Book 318, Page 9 of the Hamilton County Records.

Situate in Military Survey No. 618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 16G and units 16A-16F, inclusive, of the Reserve of Turpin, Section 2, as formed by Supplement Number Three to the Declaration as recorded on September 5, 1995 in Official Record 6846, Page 1267, as found in Plat Book 320, Page 45 of the Hamilton County Records.

Situate in Military Survey No. 618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 17G, and being units 17A-17F, inclusive, of the Reserve of Turpin, Section 2A, as formed by Supplement Number Three to the Declaration as recorded on September 5, 1995 in Official Record 6846, Page 1267, as found in Plat Book 322, Page 72 of the Hamilton County Records.

Situate in Military Survey No. 618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 18G, and being units 18A-18F, inclusive, of the Reserve of Turpin, Section 2B, as formed by Supplement Number Three to the Declaration as recorded on September 5, 1995 in Official Record 6846, Page 1267, as found in Plat Book 323, Page 89 of the Hamilton County Records.

Situate in Military Survey No. 618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 15G, and being units 15A-15F, inclusive, of the Reserve of Turpin, Section 2C, as formed by Supplement Number Three to the Declaration as recorded on September 5, 1995 in Official Record 6846, Page 1267, as found in Plat Book 324, Page 51 of the Hamilton County Records.

Situate in Military Survey No. 618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 13C and 14G, and being units 13A-13B and 14A-14F, inclusive, of the Reserve of Turpin, Section 2D, as formed by Supplement Number Three to the Declaration as recorded on September 5, 1995 in Official Record 6846, Page 1267, as found in Plat Book 326, Page 91 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 21G, and 22G and being units 21A-21F and 22A-22F of the Reserve of Turpin, Section 3, as formed by Supplement Number Four to the Declaration as recorded on January 21, 1997 in Official Record 7254, Page 1073, as found in Plat Book 329, Page 42 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 19G and 23E and being units 19A-19F and 23A-23D of the Reserve of Turpin, Section 3A, as formed by Supplement Number Four to the Declaration as recorded on January 21, 1997 in Official Record 7254, Page 1073, as found in Plat Book 333, Page 31 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 20G and being units 20A-20F of the Reserve of Turpin, Section 3B as formed by Supplement Number Four to the Declaration as recorded on January 21, 1997 in Official Record 7254, Page 1073, as found in Plat Book 336, Page 45 of the Hamilton County Records.

Situate in N. Massie Military Survey #2276 and Military Survey #2204, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 65-76 of the Reserve of Turpin, Block D Part 2, as formed by Supplement Number Five to the Declaration as recorded on October 21, 1997 in Official Record 7477, Page 696, as found in Plat Book 334, Page 86 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 27G and being units 27A-27F, inclusive of the Reserve of Turpin, Section 4A, as formed by Supplement Number Five to the Declaration as recorded on October 21, 1997 in Official Record 7477, Page 696, as found in Plat Book 337, Page 57 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 24G and being units 24A-24F, inclusive of the Reserve of Turpin, Section 4B, as formed by Supplement Number Five to the Declaration as recorded on October 21, 1997 in Official Record 7477, Page 696, as found in Plat Book 342, Page 35 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 28G and being units 28A-28F, inclusive of the Reserve of Turpin, Section 4C, as formed by Supplement Number Five to the Declaration as recorded on October 21, 1997 in Official Record 7477, Page 696, as found in Plat Book 344, Page 97 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 26G and being units 26A-26F, inclusive of the Reserve of Turpin, Section 4D, as formed by Supplement Number Five to the Declaration as recorded on October 21, 1997 in Official Record 7477, Page 696, as found in Plat Book 344, Page 99 of the Hamilton County Records.

Situate in N. Massie Military Survey #2276 and R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 82-85, inclusive, and lots 104-125, inclusive of the Reserve of Turpin, Block E, as formed by Supplement Number Six to the Declaration as recorded on March 26, 1999 in Official Record 7921, Page 568, as found in Plat Book 344, Page 10 of the Hamilton County Records.

Situate in Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 25G and 29G and being units 25A-25F, inclusive and units 29A-29F, inclusive, of the Reserve of Turpin, Section 5A, as formed by Supplement Number Seven to the Declaration as recorded April 12, 1999 in Official Record 7934, Page 2443, as found in Plat Book 348, Page 89 of the Hamilton County Records.

Situate in R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 30G, and units 30A-30F, inclusive, of the Reserve of Turpin, Section 6A, as found in Plat Book 350, Page 86 of the Hamilton County Records.

Situate in R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lot 31G, and units 31A-31F, inclusive, of the Reserve of Turpin, Section 6B, as found in Plat Book 351, Page 90 of the Hamilton County Records.

Situate in R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 34G and 35G , and units 34A-34F, inclusive and units 35A-35F, inclusive, of the Reserve of Turpin, Section 6C, as found in Plat Book 352, Page 5 of the Hamilton County Records.

Situate in R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 33G and 36G , and units 36A-36F, inclusive and units 33A-33F, inclusive, of the Reserve of Turpin, Section 6D, as found in Plat Book 354, Page 97 of the Hamilton County Records.

Situate in R. Morrow Military Survey #618, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being lots 32G and 37G , and units 32A-32F, inclusive and units 37A-37F, inclusive, of the Reserve of Turpin, Section 6E, as found in Plat Book 355, Page 85 of the Hamilton County Records.