

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS OF TERRACE WOODS SUBDIVISION**



This Second Amendment to Declaration of Covenants is made by a two-thirds (2/3) majority of the Owners of Lots in Terrace Woods Subdivision as noted by the signatures attached hereto as Exhibit "A".

WHEREAS, there is a certain Declaration of Covenants of Terrace Woods Subdivision dated August 27, 1997 and recorded August 27, 1997 as Instrument Number 97-10497 in the office of the Recorder of Bartholomew County, Indiana and a Supplementary Declaration of Covenants of Terrace Woods Subdivision dated July 2, 198 and recorded on July 6, 1998 as Instrument Number 98-10748 in the office of the Recorder of Bartholomew County, Indiana and a First Amendment to Declaration of Covenants of Terrace Woods Subdivision dated December 1, 1998 and recorded as Instrument Number 98-19644 in the office of the Recorder of Bartholomew County, Indiana.

WHEREAS, Article X, Section 4 of the Declaration of Covenants provides that the declarations may be amended by an instrument signed by the Owners of not less than two-thirds (2/3) of the Lots in Terrace Woods.

WHEREAS, written notice as required under Article X, Section 4 was sent to every Owner of a Lot more than thirty (30) days in advance of any action being taken on such amendment.

WHEREAS, more than two-thirds (2/3) of the Owners of Lots in Terrace Woods desire to make an amendment to the Declaration of Covenants.

NOW, THEREFORE, the following amendment is made to the Declaration of Covenants:

1. Article IX, Section 1 is amended to read as follows:

ARTICLE IX ADDITIONAL RESTRICTIONS AND COVENANTS

Section 1. Residential Use and Utilities. No Lot shall be used except for single-family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single family dwelling not to exceed two and one-half (2 1/2) stories in height, a private garage, and other accessory buildings and structures as approved by the Committee. No mobile homes, house trailers, or homes that are substantially manufactured or built in any location other than the Lot where the same is placed are permitted in Terrace Woods. Each detached dwelling shall include an attached two (2) car or three (3) car garage. No building or structure shall be located on any Lot, except as approved by the Committee as described in this Declaration. No primary individual water supply system and/or any type of sewage disposal system shall be permitted on any Lot, without the approval of the Columbus City Utilities. All dwellings shall have modern plumbing and shall be connected to the public water and sewer system.

Renting, leasing, and subleasing of homes is prohibited in Terrace Woods. Homes in Terrace Woods must only be used as the primary residence of the title holder(s). Homes

may not be listed as short-term rentals or vacation rentals; either privately or through a 3rd party (such as Airbnb, VRBO etc.).

If the title holder(s) must be away from the home for a temporary absence (such as a military deployment, temporary job assignment, medical situation etc.), homeowners may request and obtain permission from the board to allow caretakers to live in the home during the homeowner's absence to maintain the property. The homeowner may not rent, lease, or sublease the home during this time and is still responsible for paying fees and ensuring the property is maintained and in compliance with all neighborhood covenants. The length of time caretakers are allowed will be determined by the board and on a case-by-case basis.

2. All other paragraphs shall remain unchanged and are affirmed.

Dated this 23 day of August 2021.

Terrace Woods Community Association

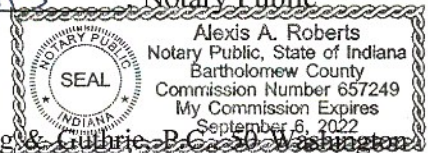
By: [Signature]
Jeff King, President

STATE OF Indiana)
) SS
COUNTY OF Bartholomew)

Before me, a Notary Public, personally appeared Jeff King, President of Terrace Woods Community Association who acknowledged the execution of the foregoing Second Amendment to Declaration of Covenants of Terrace Woods Subdivision

Witness my hand and Notarial Seal this 23rd day of August 2021.

County of Residence: Bartholomew [Signature]
My Commission Expire: 9-6-22 Alexis A Roberts Notary Public



This instrument prepared by Jason H. Guthrie, Thomasson, Thomasson, Long & Guthrie, P.C., 20 Washington Street, Suite 3A, P.O. Box 2086, Columbus, IN 47202-2086.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Jason H. Guthrie