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Monroe County Recorder IN  
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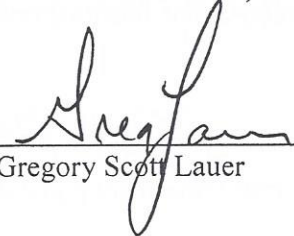


**FIRST AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SWEETBRIAR AT WINSLOW FARM**

Recorded in the Office of the Recorder  
of Monroe County, Indiana

Consisting of 5 pages,  
including this cover page

I, Gregory Scott Lauer, 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.

  
\_\_\_\_\_  
Gregory Scott Lauer

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF SWEETBRIAR AT WINSLOW FARM  
DATED JANUARY 9, 2018**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SWEETBRIAR AT WINSLOW FARM ("First Amendment") is made and executed this 9<sup>th</sup> day of January, 2018, on behalf of Sweetbriar at Winslow Farm by the President and the Secretary of the Community Board of Directors of Winslow Farm.

**RECITALS**

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm (the "Declaration") were recorded in the Office of the Recorder of Monroe County, Indiana on June 14, 1996 as instrument number 609664 in Miscellaneous Record 239, pages 503 through 525;

WHEREAS, the Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm (the "Declaration") were recorded in the Office of the Recorder of Monroe County, Indiana on September 4, 1996 as instrument number 614726 in Miscellaneous Record 241, pages 164 through 168;

WHEREAS, the Declaration, pursuant to Section 11.2.1 of said Declaration, may be amended from time to time with the approval by the affirmative vote of not less than seventy-five percent (75%) of the Owners in Sweetbriar at Winslow Farm;

WHEREAS, as indicated on Exhibit A of this First Amendment, attached hereto and incorporated herein, at least seventy-five percent (75%) of the Owners in Sweetbriar at Winslow Farm do desire to amend the Declaration as indicated herein;

NOW, THEREFORE, the Owners in Sweetbriar at Winslow Farm, pursuant to the terms and conditions of Section 11.2.1 of the Declaration, hereby amend said Declaration as indicated in this First Amendment.

**TERMS AND CONDITIONS OF FIRST AMENDMENT**

1. Section 4.8 of the Declaration shall be amended by deleting the current Section 4.8 and replacing it with the following Section 4.8:

4.8. Solar Devices. Subject to the prior written approval of the Community Association through its Board of Directors (and/or the applicable Neighborhood Board and/or architectural committee), certain solar devices designed for energy and/or heat collection/storage may be allowed upon or around a Residence in Sweetbriar at Winslow Farm. Any request for approval must include a detailed design plan and such other information as may be required by the Community Association through its Board of

Directors (and/or the applicable Neighborhood Board and/or architectural committee). This Section 4.8 shall not prohibit the use of "passive" solar energy or geothermal loop systems which are buried in the ground.

2. Except as specifically modified by this instrument: (A) all capitalized terms used in this First Amendment to the Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm have the same meaning as in the original Declaration; and, (B) the unmodified terms and conditions of the original Declaration, as amended if applicable, remain in full force and effect.

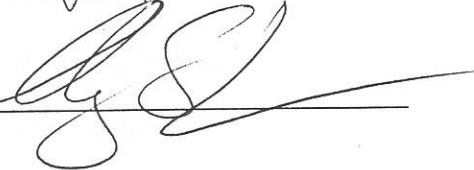
The undersigned warrant and represent that they are acting Directors of the Winslow Farm Community Association as of the date of this First Amendment to the Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm.

**IN WITNESS WHEREOF**, the Winslow Farm Community Association, Inc., by its President and Secretary, has caused this First Amendment to the Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm to be executed on the date and year first written above.

**WINSLOW FARM COMMUNITY ASSOCIATION, INC.  
ON BEHALF OF AND FOR SWEETBRIAR AT WINSLOW FARM**

Signature: 

Debra Landfair  
Printed Name/President

Signature: 

Amy Stupka  
Printed Name/Secretary

STATE OF INDIANA, COUNTY OF MONROE, SS:

Before me, a Notary Public, in and for said County and State, personally appeared Jeffrey Landwehr, by me known to be the President of the Community Board of Directors of Winslow Farm, who acknowledged the execution of the foregoing on behalf of said corporation and who having been duly sworn stated the truth of the foregoing representations.

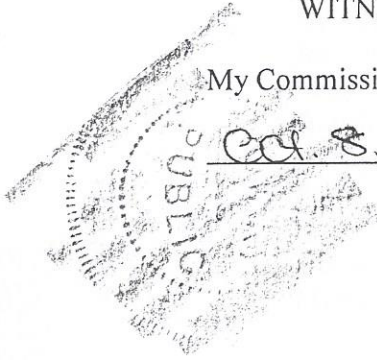
WITNESS my hand and Notarial Seal this 9 day of January 2018.

My Commission expires:

Oct 8, 2025

[Signature], Notary Public

CAROLE DAMON  
Printed Name  
MONROE COUNTY, IN



STATE OF INDIANA, COUNTY OF MONROE, SS:

Before me, a Notary Public, in and for said County and State, personally appeared Amy Stupka, by me known to be the Secretary of the Community Board of Directors of Winslow Farm, who acknowledged the execution of the foregoing on behalf of said corporation and who having been duly sworn stated the truth of the foregoing representations.

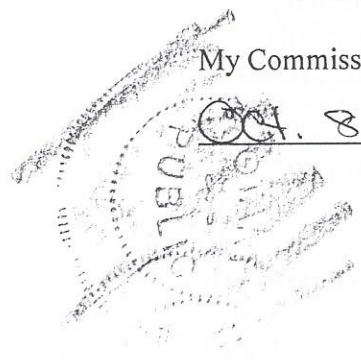
WITNESS my hand and Notarial Seal this 9 day of January 2018.

My Commission expires:

Oct 8, 2025

[Signature], Notary Public

CAROLE DAMON  
Printed Name  
MONROE COUNTY, IN



This Document Prepared By:  
Gregory Scott Lauer, Attorney at Law  
Bloomington, Indiana

**SECRETARY'S CERTIFICATE REGARDING  
FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF SWEETBRIAR AT  
WINSLOW FARM**

I, Amy Stupka, attest as follows:

1. I am currently serving as Secretary of the Community Board of Directors of the Winslow Farm Community Association (the "Association").
2. By affirmative vote, concluded on or about Dec 15, 2017, at least seventy-five percent (75%) of the Owners in Sweetbriar at Winslow Farm voted in favor of amending the original Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm by way of a First Amendment to the Declaration of Covenants, Conditions and Restrictions of Sweetbriar at Winslow Farm.
3. The above-referenced voting record is on record with the Professional Management of the Association.

Signature: [Handwritten Signature]

Printed Name: Amy Stupka, Secretary  
Winslow Farm Community Board of Directors for  
the Winslow Farm Community Association

STATE OF INDIANA, COUNTY OF MONROE ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Amy Stupka, Secretary of the Winslow Farm Community Board of Directors for the Winslow Farm Community Association who acknowledged the execution of the foregoing Secretary's Certificate.

WITNESS my hand and Notarial Seal this 9 day of January, 2018.

My Commission Expires:  
Oct. 8, 2025

[Handwritten Signature]  
Notary Public,  
Printed Name: CAROLE DAMON  
Residing in: Monroe County, Indiana

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.

[Handwritten Signature]  
Gregory Scott Lauer

This Document Prepared By: Gregory Scott Lauer, Attorney at Law