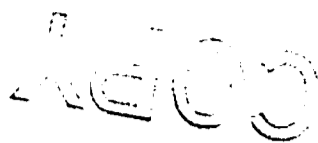


RECORDED
COUNTY CLERK
CLERK

1985 OCT 17 AM 10:46

Case Oct 18, 1985
314 194 Fee 15.00

FIRST AMENDMENT
TO THE DECLARATION
OF



BLUE WATER CONDOMINIUM

CERTIFICATE OF AUDITOR

A copy of this First Amendment to the Declaration
of Blue Water Condominium was filed with this office
on OCTOBER 17, 1985.

James R. Snider
James R. Snider,
County Auditor

This instrument Prepared by:

John A. Kocher, Attorney at Law
Meyer & Kocher
101 1/2 Madison Street
Port Clinton, Ohio 43452

017354

FIRST AMENDMENT TO
DECLARATION OF BLUE WATER
CONDOMINIUM

1. This First Amendment to the Declaration of Blue Water Condominium as recorded in Ottawa County Deed Records, Volume 313, Pages 0364 through 0417 is made to clarify the legal description of the land declared into the condominium. This amendment does not change the size or the shape of the parcel originally declared into the condominium but simply describes the land by metes and bounds as well as with reference to Holiday Cove Allotment Plat #1, a subdivision in the Township of Danbury, County of Ottawa and State of Ohio.

The corrected legal description is attached hereto as Exhibit A.

2. Further this Amendment is made pursuant to Article XIX Amendments (c) for purposes of qualifying this condominium for Federal National Mortgage Association financing and hereby modified ARTICLE III PURPOSES: RESTRICTIONS Section 2 Restrictions. (g) Renting, Leasing to now read as follows:

"(g) Renting, Leasing. Any lease or rental agreement shall be in writing, shall provide that the lessee or rentor shall be subject in all respects to the provisions hereof, and to the rules and regulations promulgated from time to time by the Board and shall provide that the failure by the lessee or rentor to comply with the terms of the Condominium organizational documents and lawful rules and regulations shall be a default under the lease or rental contract. No rental period shall be for less than thirty (30) consecutive days."

3. All of the terms and conditions of the original declaration not herein modified are hereby reaffirmed.

First Amendment
To Declaration of Blue Water
Condominium

Page 2

IN WITNESS WHEREOF, the undersigned have executed this instrument this 24th day of SEPTEMBER, 1985.

Signed and acknowledged
in the presence of:

DECLARANT

[Signature]

[Signature]
Hubert Keating


[Signature]

[Signature]
Sheila N. Keating

STATE OF OHIO,
OTTAWA COUNTY, SS:

Before me, a Notary Public in and for said county and state, personally appeared the above named, Hubert Keating and Sheila N. Keating, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal at Port Clinton, Ohio, this 24th day of September, 1985.

[Signature]
NOTARY PUBLIC


This instrument prepared by:
John A. Kocher, Attorney at Law
Meyer & Kocher, Port Clinton, Ohio

EXHIBIT A

LEGAL DESCRIPTION

Known as and being a parcel of land in Section 2, Lot 13, Firelands survey, Danbury Township, Ottawa County, Ohio, includes the N $\frac{1}{2}$ of Lot 13, all of Lots 14 & 15, and portion of reserve parcel for Holiday Cove Allotment Plat #1, and being more particularly described as follows:

Commencing at an iron pin marking the intersection of the east line of said Section 2, Lot 13, with the north right-of-way line of North Shore Boulevard, T.R. #257; thence proceeding south 52 degrees 08 minutes 58 seconds west in said north right-of-way line of North Shore Boulevard a distance of 369.09 feet to an iron pin; thence proceeding north 0 degrees 00 minutes west a distance of 596.85 feet to the point and of beginning of the parcel herein described; thence proceeding south 89 degrees 57 minutes 02 seconds west a distance of 120.00 feet to an iron pin; thence proceeding north 0 degrees 00 minutes west a distance of 165.00 feet to a point; thence proceeding south 90 degrees 00 minutes east a distance of 120.00 feet to a point; thence proceeding south 0 degrees 00 minutes west a distance of 164.90 feet to the point and place of beginning. Said parcel contains 0.4544 acres of land.

Together with an easement of access over and across the following, consisting of a strip 30 feet in width, 15 feet on each side of the following described centerline to-wit:

Commencing at an iron pin marking the point of intersection of the east line of Section 2, Lot 13, with the north right-of-way line of North Shore Boulevard, T.R. #257; thence proceeding south 52 degrees 08 minutes 58 seconds west in said north right-of-way line of North Shore Boulevard a distance of 19.00 feet to the point of beginning of the easement herein granted; thence proceeding north 0 degrees 00 minutes east a distance of 76.66 feet to a point; thence proceeding south 90 degrees 00 minutes west a distance of 176.44 feet to a point; thence proceeding north 45 degrees 00 minutes west a distance of 120.21 feet to a point; thence proceeding north 0 degrees 00 minutes east a distance of 265.37 feet to a point; thence proceeding south 90 degrees 00 minutes west a distance of 15.00 feet to the point of terminus.

The above legal description was based on the assumption that the north right-of-way line of North Shore Boulevard, T.R. #257, bears south 52 degrees 08 minutes 58 seconds west.