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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 066648

2017 OCT -2 AM 10:12

MICHAEL B. BROWN
RECORDER

**FIRST AMENDMENT TO DECLARATION OF HORIZONTAL PROPERTY REGIME
OF
VILLA SOUTHWOOD TOWNHOMES, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF HORIZONTAL PROPERTY REGIME OF VILLA SOUTHWOOD TOWNHOMES, A CONDOMINIUM, ("Declaration"), is made and entered into this 28th day of September, 2017, by The Villa Southwood Townhomes Association, Inc., ("Association"), which Association, by operation of the Declaration, is the governing body in control, along with its membership, of the Horizontal Property Regime, whose legal description is as follows:

Fairmeadow 27th addition, Block 1, to the town of Munster, as recorded in plat book 46, page 17, in the office of the Recorder of Lake County, Indiana, also known as 1302 through 1360 Camellia Drive, Munster, Indiana 46321.

WITNESSETH:

WHEREAS, on June 14, 1976, developer, Hester-Bunnell Development Corporation, via its President, Hal L. Hester, executed a certain Declaration of Horizontal Property Regime of Villa Southwood Townhomes, a Condominium, which declaration was recorded on June 14, 1976, as Document No. 1976-354718, in the Office of the Recorder of Lake County, Indiana.

FILED

OCT 2 / 2017

JOHN E. PETALAS 1
LAKE COUNTY AUDITOR

AMOUNT \$ 25-
CASH CHARGE _____
CHECK# _____
OVERAGE _____
COPY _____
NON-CONF _____
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NOW, THEREFORE, IT IS DECLARED that the Declaration of Horizontal Property Regime of Villa Southwood Townhomes, a Condominium, dated January 1, 1976, and recorded on June 14, 1976, as document No. 1976-354718 is hereby amended as follows:

Paragraph 16 "Approval of transfer or lease" is amended to read as follows:

16. Approval of transfer or lease.

(a) No apartment owner may effectively lease his or her apartment, except to another apartment owner in the condominium, without approval of the Association.

(b) An apartment owner intending to lease of his or her apartment, or any interest therein, shall give to the Association notice of such intention, together with the name and address of the intended lessee as the Association may reasonably require. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring possession of an apartment by lease, the Association, at its election and without notice, may approve or disapprove of the transfer of possession by lease.

(c) Within 30 days after receipt of the notice described in subparagraph (b) of this paragraph, the Association must either approve or disapprove the proposed transfer of possession by lease. If approved, the approval shall be stated in a certificate executed by the President and Secretary in recordable form, and shall be delivered to the lessee, and said lease shall be recorded in the public records of the county (except that a lease for one (1) year or less need not be recorded).

17. Disapproval of transfer or leases.

(a) If the Association denies the proposed leasehold interest, the apartment owner shall be advised of the disapproval in writing within 30 days of the properly noticed request, and the lease shall not be made.

(b) If the Association shall fail to provide an apartment owner, as required by subparagraph (a) of this paragraph, with proper notice of a denial of the proposed leasehold interest, then notwithstanding the disapproval, proposed leasehold interest shall be deemed to have been approved, and the Association shall furnish a certificate of approval as provided in paragraph 16.

IN WITNESS WHEREOF, the President of the Vila Southwood Townhomes

Association, Inc., has executed this FIRST AMENDMENT TO DECLARATION OF HORIZONTAL PROPERTY REGIME OF VILLA SOUTHWOOD TOWNHOMES, A

CONDOMINIUM this 29th day of September, 2017.

VILLA SOUTHWOOD TOWNHOMES ASSOCIATION, INC.

Susan Brickman

Susan Brickman, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



"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"
PREPARED BY: _____

Before me, the undersigned, a Notary Public, in and for said County and State, on this day of September, 2017, personally appeared Susan Brickman, President of Villa Southwood Townhomes Association, Inc., and acknowledged the execution of the above and foregoing document to be her voluntary act and deed.

Lupe Sanchez
Signature Notary Public

Printed Name LUPE SANCHEZ

My Commission Expires:
Resident of LAKE County, INDIANA

