

SINA PIMENTEL  
RECORDER

2024-006853

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

12:30 PM 2024 Feb 22

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STREAMSIDE ESTATES**

THIS FIRST AMENDMENT is entered into this 1<sup>th</sup> day of February, 2024, by SOUTH LAKE COUNTY DEVELOPMENT LLC (hereinafter referred to as "Declarant").

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Streamside Estates recorded in the Office of the Recorder of Lake County, Indiana on November 14, 2023, as Document no. 2023 030355 (the "Declaration");

WHEREAS, Declarant reserved the right and option to amend the Declaration pursuant to Article XIII, Section 13.02;

WHEREAS, Declarant now desires and intends hereby to so amend the Declaration; and

NOW THEREFORE, Declarant does hereby amend the Declaration as follows:

1. Except as amended herein, the Declaration is in full force and effect.
2. Article IX, Section 9.10, (a), (b) and (c) is hereby deleted in its entirety and replaced with the following:
  - (a) At the closing of a Dwelling, the purchaser shall assume purchaser's prorata share of the assessment attributable to the Dwelling for the assessment period during which the closing occurs.
  - (b) At the closing of the Dwelling, the purchaser shall pay a reserve capital fee in an amount equal to one (1) time the quarterly assessment fee for the Association. Said capitalization fee is non-refundable and is not a pre-payment of monthly assessments.
  - (c) At the closing of a Dwelling, the purchaser shall pay a working capital fee in an amount equal to one (1) time the quarterly assessment fee for the Association. Said capitalization fee is non-refundable and is not a pre-payment of monthly assessments.
3. Unless otherwise provided, all capitalized terms herein will have the same meaning as given in the Declaration.

**FILED**

FEB 22 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
6/15/24  
LK  
1

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Declaration this 7<sup>th</sup> day of February, 2024.

**SOUTH LAKE COUNTY DEVELOPMENT LLC**

By: \_\_\_\_\_

Scot F. Olthof, Vice President of OD Enterprises, Inc., its  
Manager

STATE OF INDIANA )  
  ) SS

COUNTY OF LAKE )



Before me, the undersigned Notary Public in and for Lake County, State of Indiana, personally appeared Scot F. Olthof who, being duly sworn upon his oath, acknowledged that he is the Vice President of OD Enterprises, Inc., Manager of South Lake County Development LLC and that he is authorized and empowered so to do, executed the above and foregoing Amendment to Declaration for the uses and purposes therein set forth.

DATED this 7<sup>th</sup> day of February, 2024.

My Commission Expires: 12/16/2029

My County of Residence: LaKE

AJK  
Notary Public

### AFFIRMATION

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

Amy Smith

**PREPARED BY AND AFTER RECORDING RETURN TO:  
GREG A. BOUWER, KORANSKY, BOUWER & PORACKY, P.C.,  
425 JOLIET STREET, SUITE 425, DYER, IN 46311**