

2023-524625  
08/02/2024 11:42 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**FILED**

Aug 02 2024 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROVIDENCE AT HERITAGE FALLS ESTATES**

THIS FIRST AMENDMENT (the "Amendment") is made this 31<sup>st</sup> day of July, 2024 by Providence Homes at Regency, Inc. (the "Declarant"):

**WITNESSETH**

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Providence at Heritage Falls Estates was recorded on July 31, 2023 as Document No. 2023-524349, in the Office of the Recorder of Lake County, Indiana ("Declaration").

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

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

NOW, THEREFORE, in consideration of the foregoing recitals that are incorporated herein and other good and valuable consideration, Declarant does hereby amend the Declaration as follows:

1. Except as amended herein, the Declaration is in full force and effect.
2. Exhibit A of the Declaration is hereby deleted in its entirety and replaced with the attached.
3. Section 10.03(c) of the Declaration is deleted in its entirety and replaced with the following:

No campers, trucks larger than Class 2, mobile homes, snowmobiles, buses, vehicles not bearing a current license, inoperable vehicles, boats, motorcycles, bicycles, sleds or other recreational vehicles shall be parked on any Lot except inside the garage of a Lot, provided recreational vehicles (including boats) and campers may be parked on the Lot no more than seven (7) consecutive days and no more than twenty (20) days in any year period. No repairs of any vehicle shall be performed on a Lot, except inside the garage of a Lot. No vehicle shall be parked on any portion of the Common Area. The foregoing restriction shall not apply to any trucks or other vehicles owned by the Declarant, its contractors, subcontractors, material suppliers, agents and employees which may be parked on any portion of the Lot or

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owned by the Declarant during the construction and marketing of Dwellings by the Declarant or necessary to make service calls.

3. Unless otherwise provided, all capitalized terms herein will have the same meaning as given in the Declaration.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Declaration this 31 day of July, 2024.

Providence Homes at Regency, Inc.

By: 

Name: Peter Markard

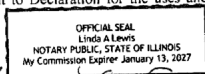
Its: MANAGER

STATE OF Illinois )  
                                  ) SS  
COUNTY OF Lake )

Before me, the undersigned Notary Public in and for Lake County, State of ~~Indiana~~ <sup>ILLINOIS KH</sup>, personally appeared Peter Markard as Manager of Providence Homes at Regency, Inc., being duly sworn upon oath, acknowledged that that he/she is authorized and empowered to execute the above and foregoing Amendment to Declaration for the uses and purposes therein set forth.

DATED this 31 day of July, 2024.

My Commission Expires: 1/13/27  
My County of Residence: Kane



  
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. is Greg A. Bouwer

PREPARED BY AND AFTER RECORDING RETURN TO:  
GREG BOUWER, ESQ. (#16368-53), KORANSKY, BOUWER & PORACKY, P.C.,  
425 JOLIET STREET, SUITE 425, DYER, IN 46311

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## EXHIBIT A PROPERTY

### Phase 2

Lots 50 through 54, inclusive; lots 76 through 80, inclusive; in Heritage Falls Subdivision, Phase 2, according to the plat thereof recorded April 25, 2017 as Document No. 2017 025439, Book 110, Page 14 in the Office of the Recorder of Lake County, Indiana.

### Phase 3 Unit 1A

Lots 19 through 21, inclusive; lots 140 through 142, inclusive; in Heritage Falls Subdivision, Phase 3 Unit 1A, according to the plat thereof recorded June 28, 2018 as Document No. 2018 040781, Book 111, Page 47 in the Office of the Recorder of Lake County, Indiana.

### Phase 3 Unit 1B

Lots 1 through 18, inclusive; lots 156 through 174, inclusive; in Heritage Falls Subdivision, Phase 3 Unit 1B, according to the plat thereof recorded November 1, 2018 as Document No. 2018 075937, Book 111, Page 92 in the Office of the Recorder of Lake County, Indiana.

### Phase 3 Unit 2

Lots 103 through 128, inclusive; lot 139 and lots 143-145, inclusive; in Heritage Falls Subdivision, Phase 3 Unit 2, according to the plat thereof recorded June 9, 2020 as Document No. 2020 034597, Book 113, Page 27 in the Office of the Recorder of Lake County, Indiana.

### Phase 3 Unit 3

Lots 130 through 138, inclusive; lots 146-149, inclusive; lots 151-155, inclusive; in Heritage Falls Subdivision, Phase 3 Unit 3, according to the plat thereof recorded November 16, 2020 as Document No. 2020 083114, Book 113, Page 77 in the Office of the Recorder of Lake County, Indiana.

### Phase 4 Unit 1

Lots 175 through 193, inclusive; lots 210-211, inclusive; lots 241-251, inclusive; in Heritage Falls Subdivision, Phase 4 Unit 1, according to the plat thereof recorded August 27, 2021 as Document No. 2021 056946, Book 114, Page 71 in the Office of the Recorder of Lake County, Indiana.

### Phase 4 Unit 2

Lots 194 through 209, inclusive; lots 221-228, inclusive; in Heritage Falls Subdivision, Phase 4 Unit 2, according to the plat thereof recorded August 16, 2022 as Document No. 2022 029719, Book 116, Page 19 in the Office of the Recorder of Lake County, Indiana.

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Phase 4 Unit 3

Lots 212 through 220, inclusive; lots 229-240, inclusive; in Heritage Falls Subdivision, Phase 4 Unit 3, according to the plat thereof recorded July 3, 2024 as Document No. 2024 017773, Book 118, Page 17 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder