

**SECOND AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF  
EASEMENTS FOR THE POINTE AT BECKETT HOME OWNERS ASSOCIATION**

This will certify that the Second Amendment to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Pointe at Beckett Home Owners Association has been filed in the office of the County Auditor, Butler County, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BUTLER COUNTY AUDITOR**

By \_\_\_\_\_

Lisa Conn, Esq.  
***Wood + Lamping***  
600 Vine Street, Ste 2500  
Cincinnati, Ohio 45202  
(513) 852-6000

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE POINTE AT  
BECKETT HOME OWNERS ASSOCIATION**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Pointe at Beckett Home Owners Association (the "Declaration"), was recorded on October 7, 1991 in Official Record Book 1735, Page 649 of the Butler County Ohio Recorder's Office; and

**WHEREAS**, on the 18<sup>th</sup> day of October, 1995, there was filed with the Recorder of Butler County, Ohio the First Amendment to the Declaration, which was recorded in Official Record Book 5467, Page 14 of the Butler County, Ohio Recorder's Office; and

**WHEREAS**, the Declaration and its subsequent Amendments are binding on all owners of the properties described in Exhibit "A," attached hereto; and

**WHEREAS**, the Declaration provides that it may be amended by the affirmative vote of 75% of the Owners of all Lots; and

**WHEREAS**, at least 75% of the Owners of all Lots have voted in favor of this Amendment;

**NOW, THEREFORE**, pursuant to Section 16.2 of the Declaration, the Declaration is hereby amended as follows:

**1. The following Article IX, Section 9.1.14 shall hereby be added to the Declaration:**

**9.1.14 Restriction on Short-Term Leasing:** No portion of a Lot or a Dwelling Unit located upon a Lot shall be leased in violation of this Section 9.1.14. All leases must be in writing. All leases shall be for the entire Lot. All leases must be for a minimum period of not less than one (1) year. There shall be no short-term leases (meaning leases less than one year). There shall be no daily, weekly, monthly, or less than one year leasing and no high turn-over leases or subleases (similar to VRBO, Airbnb, or similar short-term type leasing) allowed on any Lot or Dwelling Unit located upon a lot. All tenants and occupants of Lots are subject to the Declaration, the By-Laws, the Articles of incorporation and the Association's Rules and Regulations (collectively "Governing Documents") and the Owner of the Lot is responsible to assure that their tenants and occupants are provided the Governing Documents. If the Association must enforce this provision of the Declaration, by any means included but not limited to Court intervention, the Association may assess to the Owner of the Lot all reasonable attorney fees and Court costs associated with enforcement."

Except as amended herein, the Declaration remains in full force and effect.

**THE POINTE AT BECKETT HOME OWNERS ASSOCIATION**

An Ohio non-profit corporation

*Cynthia M Hayden*  
By: *Cynthia M Hayden*  
Its: President

**STATE OF OHIO**

**COUNTY OF** OHIO, Butler

This instrument was executed and acknowledged before me by *Cynthia M Hayden* the President of The Pointe at Beckett Home Owners Association, an Ohio non-profit corporation, on behalf of said corporation this 5<sup>th</sup> day of November 2024.

*Narendra Jadeja*  
Notary Public



**NARENDRA JADEJA**  
NOTARY PUBLIC • STATE OF OHIO  
Comm. No. 2021-RE-838204  
My Commission Expires Oct. 4, 2026

**PRESIDENT'S AFFIDAVIT**

Now comes the Affiant, being first duly sworn and cautioned, and hereby states as follows:

1. I am the duly elected President of The Pointe at Beckett Home Owners Association.
2. I hereby state and certify that at least seventy-five percent (75%) of the Owners of all Lots of the Association have approved and consented to this Amendment by written ballots.
3. I hereby state and certify that this Amendment was adopted pursuant to the Declaration and satisfies the requirements of the Declaration, and is valid, binding and enforceable upon its recording with the Butler County, Ohio Recorder's Office.

Further Affiant Sayeth Naught.

**THE POINTE AT BECKETT HOME OWNERS ASSOCIATION**  
An Ohio non-profit corporation

Cynthia M. Hayden  
Cynthia M. Hayden, President

STATE OF OHIO )  
 )SS:  
COUNTY OF Butler )

The foregoing President's Affidavit was sworn to and subscribed before me by Cynthia M. Hayden, President of The Pointe at Beckett Home Owners Association, an Ohio non-profit corporation, by and on behalf of the Association on the 5<sup>th</sup> day of November 2024.



NARENDRA JADEJA  
NOTARY PUBLIC • STATE OF OHIO  
Comm. No. 2021-RE-838204  
My Commission Expires Oct. 4, 2026

Frederic W. M.  
NOTARY PUBLIC

SECRETARY'S CERTIFICATION

Constance Caruso, the Secretary of The Pointe at Beckett Home Owners Association, an Ohio, non-profit corporation, hereby certifies that this Second Amendment was duly adopted in accordance with Article 16 of the Declaration by the consent of the Owners of all Lots exercising not less than 75% of the voting power of Lot Owners.

**THE POINTE AT BECKETT HOME OWNERS ASSOCIATION**  
An Ohio non-profit corporation

Constance Caruso  
Its: Secretary

STATE OF OHIO                             )  
   ) SS:  
COUNTY OF HAMILTON                     )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of November, 2024 by Constance Caruso, Secretary of The Point at Beckett Home Owners Association, an Ohio non-profit corporation, by and on behalf of the Association.



MAGGIE MCCABE  
Notary Public  
State of Ohio  
My Comm. Expires  
February 21, 2029

Maggie McCabe  
NOTARY PUBLIC

This Instrument Prepared by:  
Lisa Conn, Esq.  
Wood + Laming  
600 Vine Street, Ste. 2500  
Cincinnati, Ohio 45202  
513-852-6000

### Exhibit A

Situated in Section 28, Town 3, Range 2, West Chester Township, Butler County, Ohio and being:

Entire Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, and 14 through 43, inclusive, as formed by the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for The Pointe at Beckett Home Owners Association (“Declaration”), recorded October 7, 1991, in Official Volume 1735, Page 649, and as the same are known and designated on the Record Plan of the Pointe at Beckett Subdivision, Section One, Plat Envelope 2050, Pages A, B, C and D, Butler County, Ohio Plat Records; and

Entire Lots numbered 71 through 97, inclusive, as formed by the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for The Pointe at Beckett Home Owners Association, recorded October 7, 1991, in Official Volume 1735, Page 649, and as the same are known and designated on the Replat of Lots 44 to 70, of the Pointe at Beckett Subdivision, Section Two, Plat Envelope 2389, Pages A, B, C and D, Butler County, Ohio Plat Records; and

Entire Lots numbered 98 through 107, inclusive, as formed by the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for The Pointe at Beckett Home Owners Association, recorded October 7, 1991, in Official Volume 1735, Page 649, and as the same are known and designated on the Record Plan of the Pointe at Beckett Subdivision, Section Three, Plat Envelope 2390, Pages A, B and C, Butler County, Ohio Plat Records.

Entire Lots numbered 108 through 130, inclusive, as formed by the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for The Pointe at Beckett Home Owners Association, recorded October 7, 1991, in Official Volume 1735, Page 649, and as amended by that Annexation and Easement Deed, recorded July 21, 1997, in Official Record Book 6130, Page 2234, and as the same are known and designated on the Record Plan of the Pointe at Beckett Subdivision, Section Four, Plat Envelope 2767, Pages A, B and C, Butler County, Ohio Plat Records.

Entire Lot numbered 131, (formerly known as Lot numbered 13), as formed by the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for The Pointe at Beckett Home Owners Association, recorded October 7, 1991, in Official Volume 1735, Page 649, and as the same is known and designated on the Replat of Lot 13, of the Pointe at Beckett Subdivision, Section One, Plat Envelope 2895, Pages A and B, Butler County, Ohio Plat Records.

Entire Lot numbered 132, (formerly known as Lot numbered 9), as formed by the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for The Pointe at Beckett Home Owners Association, recorded October 7, 1991, in Official Volume 1735, Page 649, and as the same is known and designated on the Replat of Lot 9, of the Pointe at Beckett Subdivision, Section One, Plat Envelope 2898, Pages A and B, Butler County, Ohio Plat Records.