

73279

WOODCREST COURT CONDOMINIUMS, INC.FIRST AMENDMENTTO THEWOODCREST COURT HORIZONTAL
PROPERTY REGIME DECLARATION

Comes now Woodcrest Court Condominiums, Inc., the Declarant, and makes this first amendment to the Declaration dated September 26, 1975, recorded September 26, 1975, in Miscellaneous Record 91, pages 262-305, pursuant to the Horizontal Property Act, the Declaration, and the Powers of Attorney provided by owners of units other than the Declarant.

The purpose of this amendment is to: 1) allocate percentage interests in the common areas between units and garages rather than as an aggregate sum; 2) correct a computational error; and 3) reflect changes in the percentage interest of units to which the Declarant holds title, as a result of reallocation of floor space caused by construction modification.

NOW, THEREFORE, EXHIBIT C to the Declaration of Horizontal Property Ownership of Woodcrest Court is recorded in Miscellaneous Book 91, page 294 is hereby amended by deleting said EXHIBIT C entirely and replacing the same with the following new EXHIBIT C:

EXHIBIT CWOODCREST COURT CONDOMINIUMS, INC.PERCENTAGE INTEREST IN COMMON ELEMENTSUNIT DESIGNATION

| <u>BUILDING</u> | <u>UNIT</u> | <u>GARAGE</u> | <u>APPROXIMATE SQ. FT.</u> | <u>PERCENTAGE</u> |
|-----------------|-------------|---------------|--------------------------------|-------------------|
| A | 1 | | 1360 | 2.404 |
| A | 2 | | 1429 | 2.526 |
| A | 3 | | 1467 | 2.593 |
| A | 4 | | 1445 | 2.555 |
| A | 5 | | 1085 | 1.917 |
| A | 6 | | 1812 | 3.203 |

A.M. _____ P.M. 2:48

✓ FEB 23 1976 ✓

✓ *Emily M. Wade*
RECORDER MONROE CO., IND.

PARTIAL RELEASE OF ASSIGNMENT OF RENTALS

This is to certify that for value received, the assignment of rentals executed by Bill C. Brown, President and D. Eugene Rubeck, Secretary of Southwest Building Company, Inc. to Fountain Federal Savings and Loan Association dated March 25, 1975 and recorded at miscellaneous record 89, page 396-398 in the office of the Recorder of Monroe County, Indiana is hereby satisfied and released solely as to the following

described real estate:
Unit Number Seventy-four (74) in Sherwood Green, Phase II, Section I, as shown on the plat thereof recorded in Plat Book 6, page 65-65A in the office of the Recorder of Monroe County, Indiana.

RECORDED
A.M. 11:40 P.M.

PR

FEB 23 1976

Emily M. Wade
RECORDER MONROE CO., IND.

IN WITNESS WHEREOF, Fountain Federal Savings and Loan Association, has hereunto set its hand and seal this 9th day of February, 1976.

FOUNTAIN FEDERAL SAVINGS AND
LOAN ASSOCIATION

BY

Jerry L. Drake, Vice President

ATTEST:

Robert D. Hamilton
Robert D. Hamilton, Secretary

STATE OF INDIANA
COUNTY OF MONROE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Jerry L. Drake, Vice President and Robert D. Hamilton, Secretary, who acknowledged the execution of the foregoing partial release of assignment of rentals.

WITNESS, my hand and seal this 9th day of February, 1976.

Wilma Burks, Notary Public

My Commission Expires:

February 5, 1979

This instrument prepared by Lynn H. Coyne, Attorney at Law.

| <u>BUILDING</u> | <u>UNIT</u> | <u>GARAGE</u> | <u>APPROXIMATE SQ. FT.</u> | <u>PERCENTAGE</u> |
|-----------------|-------------|---------------|--------------------------------|-------------------|
| A | | G-1 | 423 | 0.748 |
| A | | G-2 | 444 | 0.785 |
| A | | G-3 | 422 | 0.746 |
| A | | G-4 | 447 | 0.791 |
| A | | G-5 | 416 | 0.735 |
| A | | G-6 | 375 | 0.663 |
| B | 1 | | 1360 | 2.404 |
| B | 2 | | 1430 | 2.527 |
| B | 3 | | 1467 | 2.593 |
| B | 4 | | 1446 | 2.556 |
| B | 5 | | 1431 | 2.529 |
| B | 6 | | 1466 | 2.591 |
| B | | G-1 | 423 | 0.748 |
| B | | G-2 | 445 | 0.786 |
| B | | G-3 | 432 | 0.763 |
| B | | G-4 | 448 | 0.792 |
| B | | G-5 | 416 | 0.735 |
| B | | G-6 | 385 | 0.680 |
| C | 1 | | 1360 | 2.404 |
| C | 2 | | 1429 | 2.526 |
| C | 3 | | 1465 | 2.589 |
| C | 4 | | 1436 | 2.538 |
| C | 5 | | 1166 | 2.061 |
| C | 6 | | 1726 | 3.051 |
| C | | G-1 | 392 | 0.693 |
| C | | G-2 | 397 | 0.702 |
| C | | G-3 | 402 | 0.710 |
| C | | G-4 | 435 | 0.769 |
| C | | G-5 | 390 | 0.690 |
| C | | G-6 | 429 | 0.759 |
| D | 1 | | 1358 | 2.400 |
| D | 2 | | 1429 | 2.526 |
| D | 3 | | 1462 | 2.584 |
| D | 4 | | 1434 | 2.534 |
| D | 5 | | 1441 | 2.547 |
| D | 6 | | 1466 | 2.591 |
| D | | G-1 | 388 | 0.686 |
| D | | G-2 | 443 | 0.783 |
| D | | G-3 | 398 | 0.703 |
| D | | G-4 | 452 | 0.799 |
| D | | G-5 | 428 | 0.756 |
| D | | G-6 | 396 | 0.700 |
| E | 1 | | 1360 | 2.404 |
| E | 2 | | 1429 | 2.526 |
| E | 3 | | 1463 | 2.586 |
| E | 4 | | 1440 | 2.545 |
| E | 5 | | 1444 | 2.552 |
| E | 6 | | 1466 | 2.591 |
| E | | G-1 | 424 | 0.749 |
| E | | G-2 | 445 | 0.787 |
| E | | G-3 | 436 | 0.771 |
| E | | G-4 | 449 | 0.794 |
| E | | G-5 | 418 | 0.739 |
| E | | G-6 | 323 | 0.571 |

| <u>BUILDING</u> | <u>UNIT</u> | <u>GARAGE</u> | <u>APPROXIMATE SQ. FT.</u> | <u>PERCENTAGE</u> |
|-----------------|-------------|---------------|--------------------------------|-------------------|
| F | | G-7 | 270 | 0.478 |
| F | | G-8 | 271 | 0.479 |
| F | | G-9 | 270 | 0.478 |
| F | | G-10 | 271 | 0.479 |
| | | | <u>56,575</u> | <u>100.000</u> |

IN WITNESS WHEREOF, the Declarant has executed this Declaration this 21 day of February, 1976.

WOODCREST COURT CONDOMINIUM, INC.

BY David R. Stipp
President

ATTEST:

Donald R. Mitchell
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

On this 21 day of February, 1976, before me appeared David R. Stipp and Donald R. Mitchell to me personally known, who, being by me duly sworn did say: That they are the President and Secretary of Woodcrest Court Condominium, Inc., a corporation of the State of Indiana, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said David R. Stipp and Donald R. Mitchell acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Bloomington, Indiana, the day and year first above written.

Judith A. Lockhart
NOTARY PUBLIC - Judith A. Lockhart

MY COMMISSION EXPIRES:
February 22, 1976

