

200400006744  
Filed for Record in  
DELAWARE COUNTY, OHIO  
KAY E. CONKLIN  
02-18-2004 At 09:17 AM.  
DECLAR AMEN 36.00  
OR Book 471 Page 1047 - 1048

**SUPPLEMENTAL DECLARATION**

**KENSINGTON PLACE SECTION 6, PART 2**

TO

200400006744  
LOVELAND & BROSIUS  
50 N. BROAD ST.  
COLUMBUS, OH 43215

**DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS, AND ASSESSMENTS**

OF

**KENSINGTON PLACE**

This Supplemental Declaration of Covenants, Easements, Restrictions and Assessment liens is made on or as of this 11 day of February, 2004.

**BACKGROUND**

A. A plan of covenants, easements, restrictions and assessments for Kensington Place Section 1, in the City of Delaware, Delaware County, Ohio, was created by a declaration thereof ("the Declaration") recorded in Deed Book 615, Page 589, records of the Recorder of Delaware County, Ohio. (Ref.)

B. Pursuant to the provisions of Article IV, Section 32 of the Declaration the Declarant, Crossmann Communities of Ohio, Inc., "Declarant", reserved the right to expand Kensington Place to include additional lots and reserves and to subject that real property to the provisions of the Declaration.

C. Declarant is the owner and developer of certain real property hereinafter described that is contiguous to property that has previously been subjected to the provisions of the Declaration, and desires by this instrument to subject the same to the provisions of the Declaration.

**COVENANTS, CONDITIONS AND RESTRICTIONS**

NOW THEREFORE, Declarant hereby declares that the following described real estate:

Situated in the State of Ohio, County of Delaware, and City of Delaware, and being Lots 8404 through 8459, inclusive, of Kensington Place Section 6, Part 2, as the same are numbered and delineated on the recorded plat thereof, of record in Plat Cabinet 3, Slides 283, et seq., records of the Recorder of Delaware County, Ohio, and being all of the Lots in Kensington Place Section 6, Part 2; (Ref.)


all of which is owned by Declarant, shall be held, sold, conveyed and occupied subject to all of the covenants, conditions and restrictions set forth in the Declaration, which shall run with the title to the property added hereby, and each part thereof, and be binding on all parties having any right, title or interest therein, and each part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by Declarant and each Lot owner, and their respective successors and assigns, and by the Association and its successors and assigns.

Delaware County  
This Stamp Has Complied With  
Section 319.022 of The R.C.  
DATE 2/18/04  
TRANSFER TAXES PAID  
Delaware County Auditor

For the purposes set forth herein the Declaration is incorporated herein by this reference, and by reason hereof all of the property in Kensington Place Section 6, Part 2 has for all purposes become part of Kensington Place, as defined in the Declaration.

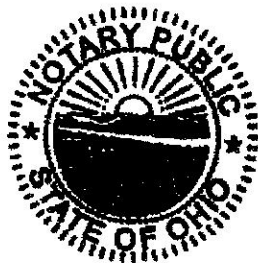
IN TESTIMONY WHEREOF, this Supplemental Declaration for Kensington Place Section 6, Part 2 has been duly signed, acknowledged and delivered by Crossmann Communities of Ohio, Inc. on or as of this 11 day of February, 2004.

CROSSMANN COMMUNITIES OF OHIO, INC.,  
an Ohio Corporation

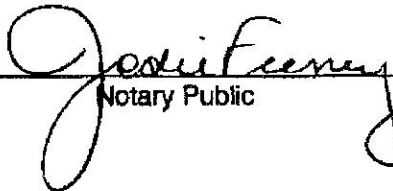
By   
Jeff J. Logsdon, Division President  
DECLARANT

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me on the 11 day of February, 2004, on behalf of Crossmann Communities of Ohio, Inc., an Ohio corporation, by Jeff J. Logsdon, Division President, on behalf of and as the act and deed of Crossmann Communities of Ohio, Inc.



OFFICIAL SEAL  
Jodie Feeney  
Notary Public, State of Ohio  
Delaware County  
My Commission Expires  
April 18, 2008

  
Notary Public

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

This instrument prepared by Calvin T. Johnson, Jr., attorney at law, Loveland & Brosius, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215-3352.

DECLARATION OF COVENANTS KENSINGTON PLACE#2/3/2004