

**2023017058**

**RECORDED: 04/27/2023 10:58:12 AM**

**NICOLE KEESLING  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN**

Perry - 22623686

**FIRST AMENDMENT TO  
PRIMARY DEDICATION, DECLARATION, PROTECTIVE  
RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND  
APPROVALS APPENDED TO AND AS PART OF THE DEDICATION  
AND PLAT OF SONORA, SECTION I, A SUBDIVISION IN  
PERRY TOWNSHIP, ALLEN COUNTY, INDIANA**

The undersigned, being the Declarant, as such term is defined in the Primary Dedication, Declaration, Protective Restrictions, Covenants, Limitations, Easements and Approvals appended to and as a Part of the Dedication and Plat of Sonora, Section I, a Subdivision in Allen County, Indiana, recorded in the office of the Recorder of Allen County, Indiana, on December 15, 2022, as Document No. 2022065781 ("Restrictions"), hereby amends the Restrictions pursuant to Article X, Section 2, as follows:

1. The name of the Association shall be changed from Sonora Homeowners Association, Inc. to Sonora Community Association, Inc. and all references to Association in the Restrictions shall be modified to reflect this new name.

2. Article III, Section 3, Minimum Lot Size, is hereby deleted as replaced as follows:

Section 3. Minimum Lot Size. No residence shall be erected or placed on a Lot having a width of less than sixty (60) feet at the minimum building setback line, except Lots 38 through 40 which Lots shall have no residence erected or placed on such Lots having a width of less than fifty (50) feet; nor shall any residence be erected or placed on any Lot having an area of less than 8,000 square feet.

3. All other terms and provisions of the Restrictions shall remain in full force and effect and shall not be altered or modified except as specifically set forth in this First Amendment.

IN WITNESS WHEREOF, the undersigned does hereby execute this Amendment to said Restrictions for and on behalf of the Declarant of Sonora, Section I, on the date written below.

**AUDITOR'S OFFICE**  
Duly entered for taxation. Subject  
to final acceptance for transfer.  
Apr 27 2023  
Nicholas D Jordan  
AUDITOR OF ALLEN COUNTY

**OAKMONT DEVELOPMENT CO., II, LLC**

By: \_\_\_\_\_  
Jeffrey M. Thomas, Member

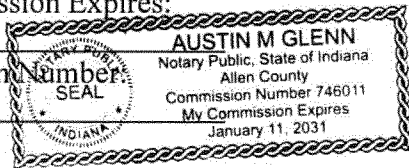
STATE OF INDIANA, COUNTY OF ALLEN ) SS:

Before me, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Jeffrey M. Thomas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said OAKMONT DEVELOPMENT CO., II, LLC, an Indiana limited liability company, and that he executed the same as the act of such Member for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25<sup>th</sup> day of April, 2023.

My Commission Expires:

Commission Number: \_\_\_\_\_



Austin M Glenn  
Austin M Glenn, Notary Public  
Resident of Allen County, \_\_\_\_\_

**Pursuant to IC 36-2-11-15(d):** I/We affirm, under the penalties for perjury, that I/we have taken reasonable care to redact each Social Security number in this document, unless required by law.

Timothy L. Claxton

Prepared by: Timothy L. Claxton, Esq., Burt, Blee, Dixon, Sutton & Bloom, 200 E. Main St., Suite 1000, Fort Wayne, Indiana 46802