



Doc ID: 013010920003 Type: OFF  
Kind: DECLAR SUPP  
Recorded: 08/09/2019 at 01:02:09 PM  
Fee Amt: \$52.00 Page 1 of 3  
Workflow# 0000188009-0002  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2019-00021137

BK **1655** PG **772-774**

T & R PROPERTIES  
3895 STONERIDGE LN  
DUBLIN, OH 43017

**CORRECTION TO THE  
FIRST SUPPLEMENTAL DECLARATION  
OF  
COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS  
FOR  
MILLBROOK SECTION 2  
(WILLOWBROOK)**

**CROSS REFERENCES:** Official Record Volume 1480, Page 2429, et seq.  
Official Record Volume 1621, Page 582, et seq.  
Official Record Volume 1623, Page 1773, et seq.

*Plat Filed at OR Vol. 1655 pg. 405*

This instrument was prepared by Julia E. Donnan, Esq., Brosius Johnson & Griggs, LLC  
1600 Dublin Road, Suite 100, Columbus Ohio, 43215

**CORRECTION TO THE  
FIRST SUPPLEMENTAL DECLARATION  
OF  
COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS  
FOR  
MILLBROOK SECTION 2  
(WILLOWBROOK)**

This Correction to the First Supplemental Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Millbrook Section 2 (Willowbrook) (the "Correction Amendment") is made on or as of the date hereinafter, by MEDROCK, LLC, an Ohio limited liability company (the "Declarant").

**BACKGROUND**

A. On or about January 17, 2017, a plan of covenants, easements, conditions, restrictions and assessments for Millbrook Section 2 (Willowbrook) was created and established by the execution and recording of the Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Millbrook Section 2 (Willowbrook), recorded as Official Record Volume 1480, Page 2429, et seq., records of the Recorder's Office, Delaware County, Ohio as amended and supplemented to date (the "Declaration").

B. Pursuant to the provisions of Article XI(D) of the Declaration, Declarant may, in its sole and absolute discretion, unilaterally amend the provisions of the Declaration, without the consent any other Owners, prior to the Turnover Date, or, among other things, if such amendment is necessary to correct an error and does not materially or adversely affect title to any Lot.

C. On or about March 7, 2019, the First Supplemental Declaration was recorded as Official Record Volume 1623, Page 1773, et seq., records of the Recorder's Office, Delaware County, Ohio (the "First Supplemental Declaration"), whereby the Additional Property identified in WILLOWBROOK SECTION 2, PHASE 1 AND PHASE 2A, of record as Official Record Volume 1621, Page 582, et seq., Recorder's Office, Delaware County, Ohio, was subjected to and encumbered by the provisions of the Declaration.

D. "Exhibit A" of the First Supplemental Declaration contained an obvious error in that it referenced "WILLOWBROOK SECTION 2, PHASE 2 AND PHASE 2A", as opposed to "WILLOWBROOK SECTION 2, PHASE 1 AND 2A."

E. The Turnover Date has not occurred, and furthermore, Declarant desires by the execution and recording of this Correction Amendment to clarify and correct the error identified in Exhibit A of the First Supplemental Declaration. The Correction Amendment does not materially or adversely affect title to any Lot.

**AMENDMENT**

NOW THEREFORE, pursuant to the provisions of the Declaration, Declarant hereby declares that:

1. Defined Words and Phrases. Unless otherwise defined herein, capitalized words and phrases shall have the meaning assigned to such words and phrases in the Declaration.

2. Correction. Exhibit A of the First Supplemental Declaration is hereby deleted and replaced in its entirety with the following:

“Situating in the State of Ohio, County of Delaware, City of Delaware, and being Lot 12529 through Lot 12571, both inclusive, all of WILLOWBROOK SECTION 2, PHASE 1 AND PHASE 2A, as the same are numbered, designated and delineated on the recorded plat thereof, of record as Official Record Volume 1621, Page 582, et seq., Recorder’s Office, Delaware County, Ohio.”

3. Effect of Amendment. In the case of conflict between the Declaration and this Correction Amendment, the terms of this Correction Amendment shall control. Any term or provision of the Declaration not amended by this Correction Amendment shall remain the same and continue in full force and effect.

IN TESTIMONY WHEREOF, Declarant has caused the execution of this Correction Amendment on or as of this 9 day of August, 2019.

**MEDROCK, LLC**  
an Ohio limited liability company

By:   
P. Ronald Sabatino, Managing Partner

STATE OF OHIO                    )  
COUNTY OF FRANKLIN    ) SS:

The foregoing instrument was acknowledged before me this 9 day of August, 2019, by P. Ronald Sabatino, the Managing Partner of Medrock, LLC, an Ohio limited liability company, on behalf of the limited liability company.



**LANA YATES**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
February 22, 2023

  
Notary Public