

**CROSS REFERENCE TO:
Reception No. 55368405**

**FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS**

OF

**SPRING HILL
(PHASE TWO)**

CITY OF GREEN, SUMMIT COUNTY, OHIO

Miller Examining Service, Inc. ME
Ernest Miller



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MISC 48.00

John A Donofrio, Summit Fiscal Officer

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
SPRING HILL (PHASE TWO),
CITY OF GREEN, SUMMIT COUNTY, OHIO**

The undersigned, being the Developer of Lots 69 through 101, both inclusive, in Spring Hill, Phase Two, an allotment described in Plat Reception No. 55258440 of the Summit County, Ohio, Records, does hereby amend the following provisions contained in the original Declaration of Covenants, Conditions, Restrictions and Easements of Spring Hill (Phase Two), City of Green, Summit County, Ohio, set forth in an instrument executed September 18, 2006 and recorded September 18, 2006 at 1:28 PM in Reception Number 55368405 of the Summit County Official Records Imaging ("Declaration"):

ARTICLE VII

BUILDING DESIGN STANDARDS

Section 7.1 – Design Standards and Building Restrictions

(h) No exposed concrete block foundation, including split face concrete block, shall be permitted on any Living Unit or Lot. A brick or stone veneer or brick stamped concrete is required on all exposed foundation walls above the finished grade around the house.

Section 7.2 – Building Materials, Details and Directions

(h) Windows should be carefully selected and proportioned to enhance walls in which they are placed; windows are required on all major walls including walls facing side yards, except side yard walls that are not visible from a public street. The same window type must be used on all sides of the home; and muntins should only be used in traditional homes.

(i) Brick or stone masonry exterior chimney construction is required; exposed pre-fab fireplace flues and fireplace "bump-outs" are prohibited on all elevations; and, all fireplaces shall have a masonry foundation; a vinyl chimney is permitted on the rear of the house with no foundation and on the side of the house if it has the same material foundation under it as the house."

ARTICLE VIII

ARCHITECTURAL REVIEW COMMITTEE

Section 8.1 – Power and Discretion of Committee

There is hereby created an Architectural Review Committee for the purpose of architectural and engineering control to secure and maintain an attractive, harmonious residential community. The Developer shall function as and grant all approvals provided for herein until the Developer conveys the last Lot the Developer owns in Spring Hill Allotment, including lots owned in prior and subsequent phases, except that the Developer may elect to delegate and

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assign such duties and responsibilities to the Committee prior to that time. The Committee appointed by the Developer need not be made up of members of the Association. After control of the Architectural Review Committee has been transferred to the Association, the Committee shall be composed of not less than three (3) individuals appointed by the Board of Directors to serve at the Board's pleasure. A vote of the majority of members of the Committee shall be required to constitute the decision of the Committee.

The Architectural Review Committee shall have ultimate decision-making authority with respect to any/all matters pertaining to the Building Design Standards for the Development and shall have sole discretion to approve or reject building plans that are submitted for its review. When exercising this discretion, the Architectural Review Committee shall act reasonably and shall base its decisions so as to achieve an overall aesthetic harmony for the Development.

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John A. Donofrio Summit Fiscal Officer

This Amendment is made pursuant to Developer's right to amend the Declaration as provided for in Section 12.7(a) thereof, which states that so long as the Developer is the Owner of a fee simple interest in the Property, it shall be entitled to amend or modify the provisions of the Declaration, if, in its judgment, the purposes of the general plan of development of the Living Units will be better served by such modification or waiver and provided no such amendment or modification will adversely affect the value of existing Living Units or shall prevent a Living Unit from being used by the Owner in the same manner in which it was used prior to the adoption of such amendment or modification.

All other provisions of the Declaration and its Exhibits shall remain in full force and effect.

IN WITNESS WHEREOF, said Developer has hereunto set its hand this 16th day of Sept. 2008, by its duly authorized officer.

GREEN LAND TRUST LTD., an Ohio limited liability company

By: DeHoff Development Company,
its Manager

By: [Signature]
Robert J. DeHoff, President

STATE OF OHIO, STARK COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named, GREEN LAND TRUST, LTD., an Ohio limited liability company, by DeHoff Development Company, its Manager, by Robert J. DeHoff, President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said limited liability company, and the free act and deed of him personally and as said officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at North Canton, Ohio, this 16th day of Sept. 2008.

[Signature]
Notary Public

This instrument prepared by:

Jamie R. Minor, Esq.
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JAMIE R. MINOR
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Under Section 147.03 ORC

