

DECLARATION OF FEATURE AMENITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **GREEN LAND TRUST, LTD.**, an Ohio limited liability company, (hereinafter "Developer"), is the Developer of the Spring Hill subdivision, located in the City of Green, County of Summit and State of Ohio, as the same is recorded in Reception Number 55068101, which subdivision includes Sublot Number 41, (the "Premises").

Developer does hereby declare and reserve unto Developer, its successors and assigns, including but not limited to the homeowner's association for Spring Hill, an easement over and on the portion of the Premises as described in Exhibit A attached hereto and made a part hereof (hereinafter the "Easement Property").

The Easement set forth in this Declaration includes the right of Developer and Developer's successors, assigns, and nominees to enter upon the Easement Property, by reasonable means of ingress and egress at appropriate points on the Premises, for any and all reasonable purposes necessary for the construction, maintenance, repair, demolition, and/or reconstruction of the sign monument located within the Easement Property.

The owner(s) of the Premises shall be obligated and agree to maintain the Easement Property and landscaping existing thereon in a manner aesthetically commensurate with Spring Hill, including but not limited to regular mowing and landscaping around the sign monument and any other maintenance associated therewith. Notwithstanding the foregoing, Developer or the homeowner's association for Spring Hill shall be responsible for the repair and reconstruction of the sign monument built within the Easement Property.

Developer hereby acknowledges and agrees that this Declaration of Easement shall be binding upon and inure to the benefit of Developer and/or its successors and assigns forever, and shall be deemed to run with the land and shall be deemed to be reserved and reaffirmed in the deed from Developer to the subsequent owner of the Premises.

IN WITNESS WHEREOF, the Developer has set its hand this 5th day of February, 2007.

Miller Examining Service, Inc. ME
Carroll

2-7-07
TRANSFER NOT NECESSARY
John A. Donofrio, Fiscal Officer

GREEN LAND TRUST, LTD., an Ohio limited liability company

By *[Signature]*
Robert J. DeHoff, Member

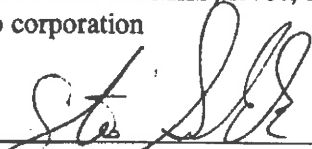
2171
TRANSFER NOT NECESSARY
SEC. 319.202 REV. CODE COMPLIED WITH
Exempt
Consideration

JOHN A. DONOFRIO By *[Signature]*
Fiscal Officer Deputy Fiscal Officer
No. of pages 5


55412731
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02/07/2007 03:37P
EA 52.00
John A Donofrio, Summit Fiscal Officer

Acknowledged and agreed to by:
(Fee Simple Owner of Lot 41)

COLONIAL HOMES, INC., an
Ohio corporation

By 
Steve Serdinak, President

STATE OF OHIO, STARK COUNTY, SS:

~~GREEN LAND TRUST, LTD., an Ohio limited liability company, by Robert J. DeHoff, Member,~~
COLONIAL HOMES, INC., an Ohio corporation, by Steve Serdinak, its President
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 Robert J. DeHoff, Member,~~ who acknowledged that he did sign the foregoing instrument on behalf of said partnership, and that the same is his free act and deed both personally and as said member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at North Canton, Ohio, this 31st day of January, 2007.



MARIE V. MULLENIX
Notary Public, State of Ohio
My commission expires 12-21-2009

marie v. mullenix
Notary Public

STATE OF OHIO, STARK COUNTY, SS:

~~COLONIAL HOMES, INC., an Ohio corporation, by Steve Serdinak, its President,~~
GREEN LAND TRUST, LTD., an Ohio limited liability company, by Robert J. DeHoff, Member
Before me, a Notary Public in and for said County and State, personally appeared the above-named ~~COLONIAL HOMES, INC., an Ohio corporation, by Steve Serdinak, its President,~~ who acknowledged that he did sign the foregoing instrument on behalf of said corporation, and that the same is his free act and deed both personally and as said officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at North Canton, Ohio, this 5th day of February, 2007.



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

Jamie Minor
Notary Public

This instrument prepared by:

Jamie R. Minor, Esq.
Winkhart & Rambacher
825 South Main Street
North Canton, OH 44720
Phone: (330) 433-6700
Fax: (330) 433-6701



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EA 52.00

John A Donofrio, Summit Fiscal Officer



SITUATED IN THE
CITY OF GREEN
COUNTY OF SUMMIT
STATE OF OHIO
AND KNOWN AS BEING
PART OF SECTION 9
OF FORMER GREEN TOWNSHIP
ALSO KNOWN AS BEING PART OF
LOT 41 OF SPRING HILL PHASE ONE
AS RECORDED IN RECEPTION NO. 55068101
OF THE SUMMIT COUNTY RECORDS



SCALE: 1"=20'

LEGEND

- 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)

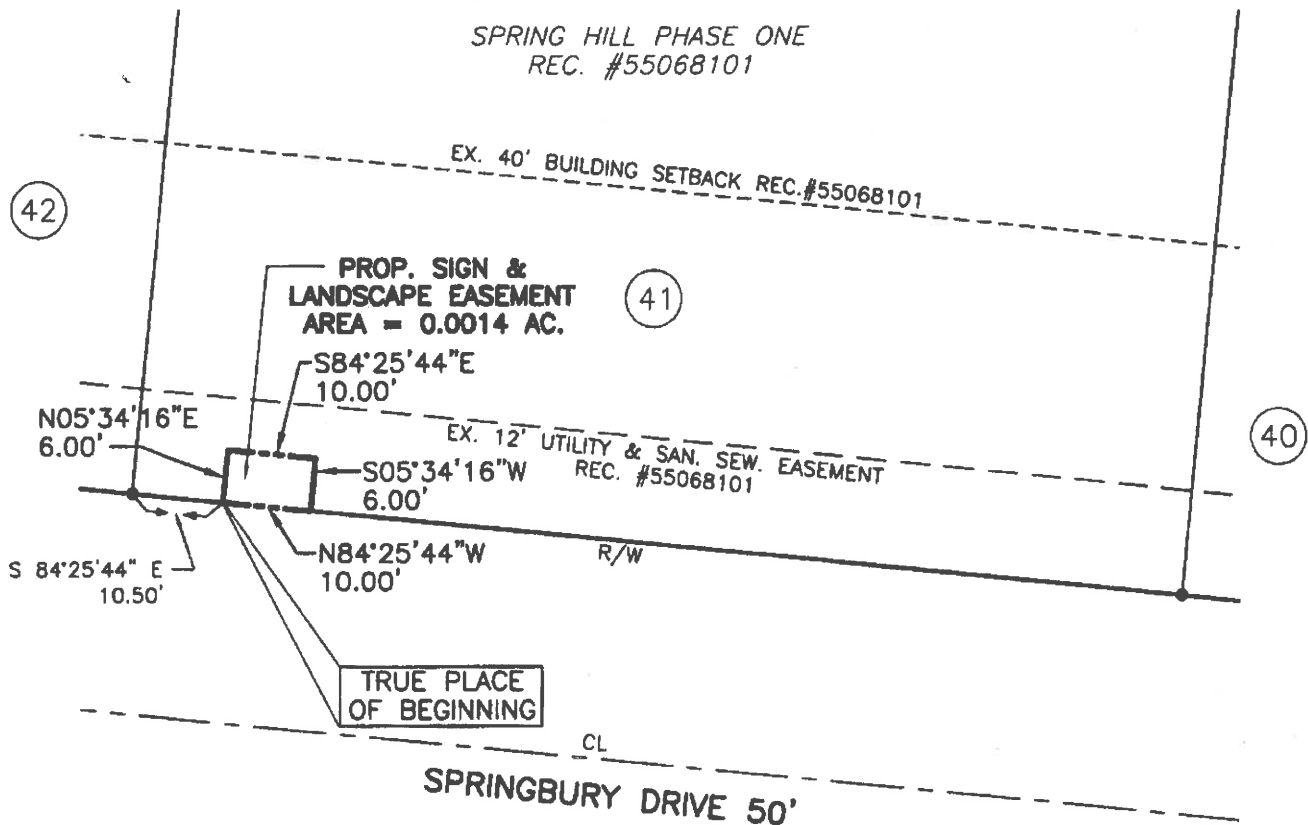


EXHIBIT "A"
SPRING HILL PHASE ONE
6' X 10' SIGN & LANDSCAPE EASEMENT
LOT 41

PREPARED BY:

GBC DESIGN, INC.

3378 W. Market St. Akron, OH 44333-3386
Phone 330-836-0228 Fax 330-836-5782

DATE: JAN., 2007
PROJECT No. 320990E

GBC DESIGN, INC.

3378 West Market Street Akron, OH 44333-3386
Phone 330-836-0228 Fax 330-836-5782
E-mail gbc@gbcdesign.com

Sy Cymerman, A.I.A.
Gary R. Rouse, P.E., P.S.
John E. Walsh, P.E., P.S.

April 14, 2006
Revised October 13, 2006
Revised January 25, 2007

Legal Description
Spring Hill Phase One - Lot 41
Sign & Landscape Easement
0.0014 Acres

Situated in the City of Green, County of Summit, State of Ohio and known as being part of Section 9 of former Green Township, also known as being part of Lot 41 of Spring Hill Phase One as recorded in Reception #55068101 of the Summit County records and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) found at the southwesterly corner of said Lot 41;

Thence S 84° 25' 44" E, along the southerly line of said Lot 41, a distance of 10.50 feet to a point, which is the True Place of Beginning for the easement herein described;

Thence N 05° 34' 16" E, along a line of new easement, a distance of 6.00 feet to a point;

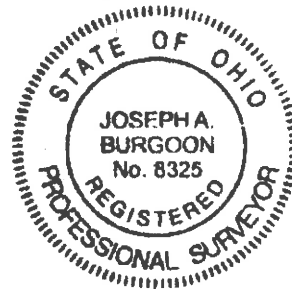
Thence S 84° 25' 44" E, along a line of new easement, a distance of 10.00 feet to a point;

Thence S 05° 34' 16" W, along a line of new easement, a distance of 6.00 feet to a point;

Thence N 84° 25' 44" W, along a southerly line of said Lot 41, a distance of 10.00 feet to the True Place of Beginning and containing 0.0014 Acres of land, more or less, as determined in January, 2007 by Joseph A. Burgoon, Registered Surveyor No. 8325, with GBC Design, Inc., but subject to all legal highways and any reservations, restrictions or easements of record.

28-14841 / GR00016A4041000


Joseph A. Burgoon - Reg. No. 8325



Completion of
Approval
MILLIN 2-7-07

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EA 52.00
John A. Dorefrio, Summit Fiscal Officer

Project: 32099 Spring Hill
Parcel Inverse

Thu January 25 11:24:03 2007

Parcel name: Lot 2 Landscape Ease

North: 7343.3745	East : 11715.0739
Line Course: S 84-25-44 E	Length: 10.00
North: 7342.4036	East : 11725.0266
Line Course: S 05-34-16 W	Length: 6.00
North: 7336.4320	East : 11724.4441
Line Course: N 84-25-44 W	Length: 10.00
North: 7337.4028	East : 11714.4914
Line Course: N 05-34-16 E	Length: 6.00
North: 7343.3745	East : 11715.0739


Perimeter: 32.00 Area: 60.0000 sq.ft. 0.0014 ac

Parcel name: Lot 41 Landscape Ease

North: 7393.1383	East : 11719.9280
Line Course: N 05-34-16 E	Length: 6.00
North: 7399.1100	East : 11720.5105
Line Course: S 84-25-44 E	Length: 10.00
North: 7398.1391	East : 11730.4633
Line Course: S 05-34-16 W	Length: 6.00
North: 7392.1675	East : 11729.8808
Line Course: N 84-25-44 W	Length: 10.00
North: 7393.1383	East : 11719.9280

Perimeter: 32.00 Area: 60.0000 sq.ft. 0.0014 ac

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EA 82.00
John A Donofrio, Summit Fiscal Officer