

FIRST AMENDMENT
TO
DECLARATION
OF
COVENANTS, EASEMENTS AND RESTRICTIONS
FOR
CHADDS FORD SETTLEMENTS SUBDIVISION
HUDSON, OHIO

This Instrument Prepared by:

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This First Amendment to the Declaration of Covenants, Easements and Restrictions for Chadds Ford Settlements Subdivision, Hudson, Ohio is made and executed as of December 24, 1992:

W I T N E S S E T H:

WHEREAS, Hudson Joint Venture, on February 14, 1991, executed a certain Declaration of Covenants, Easements and Restrictions for Chadds Ford Settlement Subdivision, located in Hudson, Ohio, which Deed Restrictions were filed for record with the Summit County Recorder in Volume OR 629, Page 347, on February 15, 1991 (the "Declaration"); and

WHEREAS, due to zoning regulations and the final location of a portion of Haymarket Way from Middleton Road to Vinemont Court and the northern portion of Vinemont Court, it is necessary to decrease the square foot requirement for homes on certain sub lots from 4,000 to 3,500 square feet with the understanding that homes constructed on said Sublots shall have a minimum width of 90 feet;

WHEREAS, it is necessary to correct an error contained in Section 5.2.3 of the Declaration; and

WHEREAS, the original plot plans for the subdivision failed to designate a 75-foot building line for lots fronting on Haymarket Way; and

WHEREAS, Hudson Joint Venture, in accordance with Section 10.2 of the Declaration desires to amend the Declaration as hereinafter set forth;

NOW, THEREFORE, be it declared that the aforescribed Declaration of Covenants, Easements and Restrictions is hereby amended as follows:

1. The width of a residential home constructed on the following sublots in Chadds Ford Settlements Subdivision shall not be less than 90 feet and such home shall contain not less than 3,500 square feet: Sublots 1 through and including 13; and Sublots 43 through and including 49. If a home contains at least 4,000 square feet, then the width of the home may be less than 90 feet.
2. Exhibit D, as referred to in Section 1.2 of the Declaration and attached to the Declaration is hereby deleted in its entirety and the Exhibit attached hereto as "Exhibit A" is hereby substituted therefore.
3. Section 5.2.3 of the Declaration is hereby amended by deleting the word "not" as contained in the thirteenth line of said Section.
4. Section 5.2.2 of the Declaration is hereby amended by commencing said Section with the following sentence:

Unless otherwise determined by the Architectural Review Committee or governmental officials, the building set-back lines for all sublots fronting on Haymarket Way, except sublots 7, 8, 48 and 49 shall be increased from 50 feet to 75 feet.

Except as herein amended, all the other terms, conditions, representations and exhibits set forth in the Declaration of Covenants, Easements and Restrictions, are hereby reaffirmed and ratified as though fully rewritten herein at length and shall be in full force and effect.

IN WITNESS WHEREOF, Hudson Joint Venture has hereby executed this First Amendment to the Declaration of Covenants, Easements and Restrictions for Chadds Ford Settlements Subdivision, Hudson, Ohio as of the month, day, and year first written above.

DECLARANT :

(Signatures are present here on the photocopy version along with Notarization on the following page, but has been eliminated from this copy)