

FOURTH AMENDMENT

TO

DECLARATION

OF

COVENANTS, EASEMENTS AND RESTRICTIONS

FOR

CHADDS FORD SETTLEMENTS SUBDIVISION

HUDSON, OHIO

This Instrument Prepared by:

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This Fourth Amendment to the Declaration of Covenants, Easements and Restrictions for Chadds Ford Settlements Subdivision, Hudson, Ohio is made and executed as of November 5, 1998:

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, Hudson Joint Venture, has amended the Declaration on three previous occasions; 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 Declaration is hereby amended as follows:

1. Section 5.2.24 of the Declaration is hereby deleted in its entirety and the following substituted therefor:

5.2.24 Satellite Dishes, Antennas etc.:

No radio towers, antenna or other large exterior communications devise shall be permitted in or on any Sublot, provided, however, a Direct Satellite System (DSS) dish not exceeding 18 inches in diameter shall be allowed on a Sublot subject to the following conditions:

- 5.2.24.1 The installation of the DSS is approved by The Hudson Architectural Review Committee
- 5.2.24.2 Any and all other required Federal, State or City permits are obtained for the installation of the DSS.
- 5.2.24.3 An application for approval for the installation of the DSS must be made to the Chadds Ford Architectural Review Committee (CF ARC). The application shall include a sketch indicating the location of the home on the Sublot and the proposed location of the DSS plus evidence of compliance with the requirements of 5,2.24.1 and 5.2.24.2 above. The CF ARC shall take into consideration the impact the DSS will have on the general aesthetics of the neighborhood, the location of the DSS on the Sublot and other

criteria it deems necessary in arriving at its decision. The CF ARC may establish additional standards or conditions from time to time regarding the installation of a DSS.

2. There shall be added to Section 6 the following:

6.4.9 Fines for Failure to Comply

The Board of Trustees shall have the right to levy fines of up to \$100.00 per month (adjusted for inflation using 1998 as the base year) beginning 30 days after written notice for noncompliance of any Covenants, Easements and Restrictions. Non payment of these fines is subject to the same enforcement procedures as for assessments contained in Section 7.7.3.

3. Section 9.1 shall be deleted in its entirety.

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)