

**FIRST AMENDMENT TO DECLARATION OF
RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS
OF
LAUREL GLEN SUBDIVISION**

This First Amendment to Declaration of Restrictions, Covenants, Easements and Conditions of Laurel Glen Subdivision is made by Knight Development Corp., an Ohio corporation ("Developer") as of the 1st day of November 2003.

RECITALS:

A. Developer executed a Declaration of Restrictions, Covenants, Easements and Conditions of Laurel Glen Subdivision on the 21st day of August 2001 which was recorded for record on the 23rd day of August 2001 as Document No. 2001ORO29864 of the Medina County Recorder's office (the "Declaration of Restrictions").

B. Pursuant to Section 12.1 of the Declaration of Restrictions, Developer has the authority to amend the Declaration of Restrictions at any time until three-fourths (3/4) of the Lots have been conveyed by Developer, in Developer's sole discretion, unilaterally and without the consent of any Owner.

C. Three-fourths (3/4) of the Lots have not yet been conveyed by Developer, and Developer may, therefore, adopt this First Amendment without the consent of any other Owner.

Accordingly, the Declaration of Restrictions is hereby amended as follows:

1. Section 1.1(h) of the Declaration of Restrictions is amended to read as follows:

(h) "Master Development Plan" shall mean the revised Master Development Plan of the Laurel Glen Subdivision dated November 3, 2003, a copy of which is annexed hereto and made a part hereof.

2. Section 5.1 of the Declaration of Restrictions is amended to read as follows:

Section 5.1 *Utility Easements*. There shall be easements for sanitary sewage purposes, natural gas, water, electric, drainage and any other utility for the purpose of serving the Lots (the "Utility Easements"). The Owner of each Lot shall have an easement over any adjacent Lot on which there is a lateral water line servicing Owner's Lot. An Owner accessing his neighbor's Lot for the purpose of repairing or maintaining such water line shall do so in such manner as to reasonably minimize any interference with the use and enjoyment of the neighboring

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Owner and shall be responsible for the repair of any damage occasioned by the exercise of such rights.

3. Section 9.1 *Restrictions* of the Declaration of Restrictions is augmented by the addition of the following Subsection (z):

(z) Owners may construct and maintain wood decks contiguous to their units subject to standards which may be established by the Architecture & Design Committee or the Board of Trustees if no Architecture & Design Committee has been established. All such decks shall be subject to the following set back requirements:

Rear Yard: a minimum of five (5) feet from the line of any Common Areas and fifteen (15) feet from any Lot line which is adjacent to another Lot; and

Side Yard: five (5) feet from lot line.

4. The following new Article XIII is added to the Declaration of Restrictions:

ARTICLE XIII

LAUREL ROAD ASSESSMENT

Lots 56 through 193 are or will be the subject of a special assessment imposed by the City in connection with improvements to Laurel Road. The allocation of the assessment among the Lots shall be determined by the City. The City estimates that the the assessment per lot, which may be respread may be payable over a twenty (20) year period in semi-annual payments of approximately \$95.00 each.

5. Effect of This Document. This First Amendment to Declaration of Restrictions, Covenants, Easements and Conditions of Laurel Glen Subdivision shall operate to amend the Declaration of Restrictions only to the extent that the terms of the Declaration of Restrictions are inconsistent with the provisions of this amendment, except as amended or modified by this First Amendment to Declaration of Restrictions, Covenants, Easements and Conditions of Laurel Glen Subdivision, and all terms and conditions of the Declaration of Restrictions shall remain in full force and effect.

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DANIEL M. KEEVER

This instrument prepared by:

DANIEL M. KEEVER
Notary Public, State of Ohio
My Commission Expires 7/7/2005

My commission expires:

Notary Public

D. M. Keever

Subscribed and sworn to before me this 19th day of November 2003.

STATE OF OHIO)
) ss:)
) COUNTY OF MEDINA)

Eric Allen

[Signature]

DANIEL M. KEEVER
[Signature]

Signed and acknowledged
in the presence of:

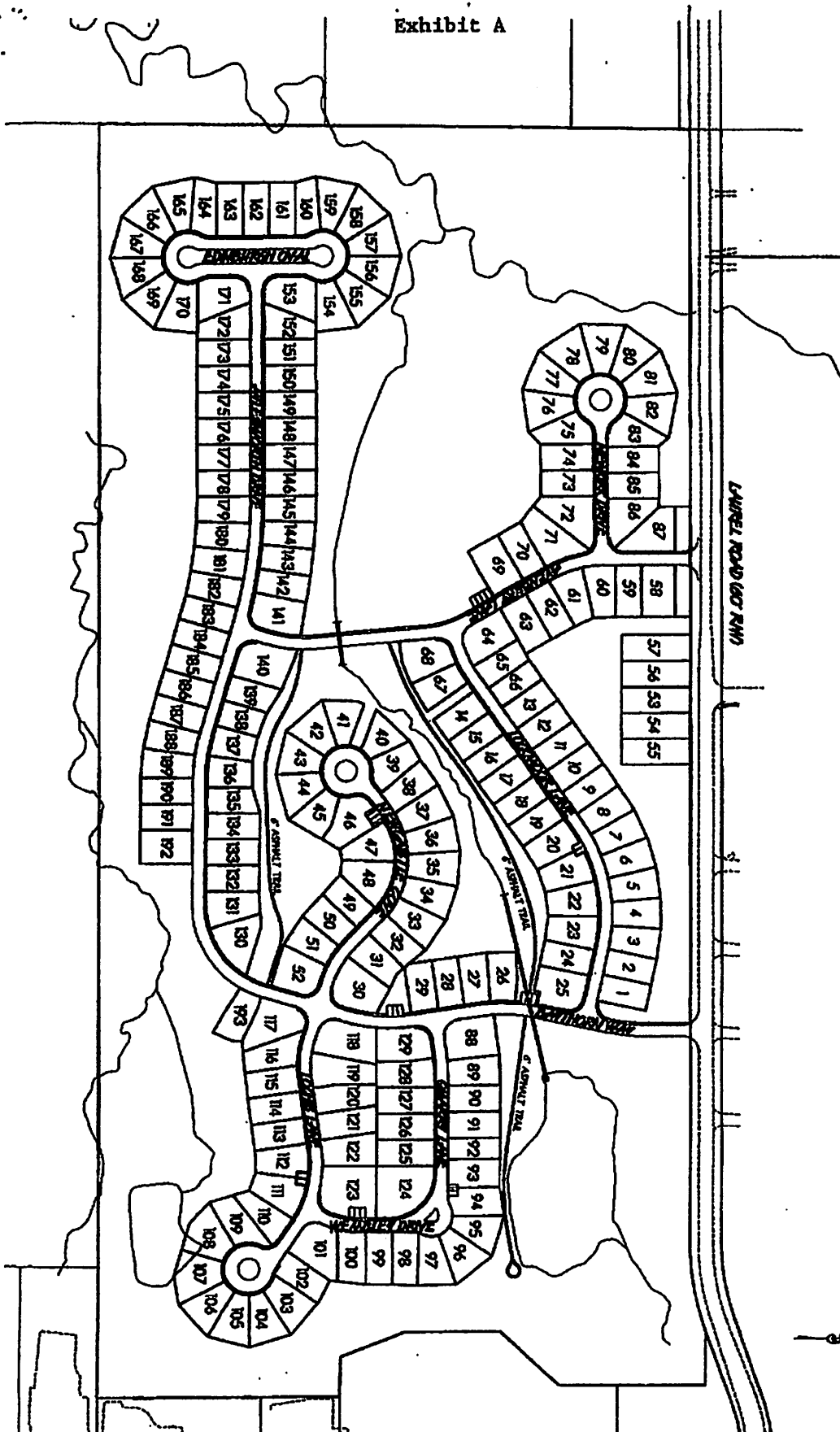
Developer:

KNIGHT DEVELOPMENT CORP.

Robert E. Knight, President

By: *[Signature]*

IN WITNESS WHEREOF, the parties have executed this First Amendment to Declaration of Restrictions, Covenants, Easements and Conditions of Laurel Glen Subdivision as of the day and year first above written.



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DATE: 10/20/03
SCALE: AS SHOWN

10/20/03
MASTER DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION

Laurel Glen Subdivision
WEST OF REAR ROAD ON LAUREL ROAD
BLENDAWK, OHIO
11/11/03
11/11/03
11/11/03

