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LAKE COUNTY OHIO
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FRANK A SUPONCIC
LAKE COUNTY RECORDER

REC. FEE: 36.00
PAGES: 3

AMENDED
DECLARATION OF RESTRICTIONS FOR
HERMITAGE BLUFFS SUBDIVISION NO. 1
CONCORD TOWNSHIP, OHIO

THIS AMENDED DECLARATION OF RESTRICTIONS ("Amended Declaration") is made this 9th day of April, 2004, by HIGH BLUFF, LLC., an Ohio limited liability company, hereinafter "Declarant",

WITNESSETH: THAT

WHEREAS, Declarant owns real property located in the Township of Concord, Lake County, Ohio known as HERMITAGE BLUFFS SUBDIVISION NO. 1 consisting of Sublots 1 through 19 inclusive as shown on the recorded filed in Volume 42, Page 12 of Lake County Plat Records; and

WHEREAS, Declarant has previously filed a Declaration of Restrictions applicable to all Sublots in Hermitage Bluffs Subdivisions No. 1 and No. 2, said Declaration having been filed as Lake County Recorder Document No. 2002R046260 on September 16, 2002 (the "Original Declaration"); and

WHEREAS, Declarant reserved the right to modify, change, alter or amend the Original Declaration so long as it owned any Sublot in Hermitage Bluffs Subdivisions Nos. 1 & 2 pursuant to Section V(A) thereof; and

WHEREAS, Declarant still owns all of the Sublots in Hermitage Bluffs Subdivision No. 1, and desires to modify certain provisions of the Original Declaration as hereinafter provided

NOW, THEREFORE, Declarant, for itself and its successors and assigns, submits and declares that Sublots 1 through 19 inclusive in Hermitage Bluffs Subdivision No. 1 shall be held, used and conveyed subject to the following modifications, changes, alterations or amendments which shall supersede the corresponding provisions of the Original Declaration:

CHICAGO TITLE INSURANCE CO.
Order No. 24330224 HCC

Section II A Area Requirements is modified to read:

1. **2,500** square feet minimum floor space for a single story ranch dwellings exclusive of garages, porches or basements and accessory use structures.
2. **2,800** square feet minimum floor space for one and one-half story dwellings exclusive of garages, porches, basement areas and accessory use structures.
3. **3,000** square feet minimum floor space for two story dwellings exclusive of garages, porches, basement areas and accessory use structures.

Section II B Construction Requirements Sub-section 3 is modified to read:

3. Concrete block or similar materials shall not be installed or maintained on any exterior walls (excluding foundations). The front exterior shall be **seventy-five percent (75%)** brick, stone and/or stucco. On corner lots fifty percent (50%) of each exterior wall facing any street shall be brick, stone and/or stucco.

Except as modified herein, all other covenants, restrictions, agreements and obligations contained in the Original Declaration are hereby ratified and confirmed and will continue to apply to Sublots 1 through 19 inclusive in Hermitage Bluffs Subdivision No.1.

IN WITNESS WHEREOF, Declarant has executed this Amended Declaration of Restrictions for Hermitage Bluffs Subdivision No. 1 on this 9th day of April, 2004.

DECLARANT:

High Bluffs, LLC
an Ohio limited liability company

By: 
Authorized Member

