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LINDA ODA
WARREN COUNTY RECORDER
2014-000599
A/DECLARATION
01/08/2014 11:47:00 AM
REC FEE: 84.00 PGS: 9

**THIRD AMENDMENT TO
THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND
RESERVATIONS OF EASEMENTS FOR
LAUREL GLEN SUBDIVISION**

**Prepared by:
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**THIRD AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR
LAUREL GLEN SUBDIVISION**

This Third Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Laurel Glen Subdivision ("Declarations") is made on the date hereinafter set forth by LGHOA, Inc., an Ohio non-profit company ("Association").

WHEREAS: On or about April 8, 1999, certain parcels of real property located in the City of Springboro, County of Warren, State of Ohio were submitted to the authority of the Declarations, by filing with the Warren County Recorder a legal instrument, as recorded at Book 1739, page 899 *et seq.*, and as amended in the First Amendment recorded December 11, 2009 in Book 5002, Page 244 *et seq.*, and as amended in the Second Amendment recorded December 11, 2009 in Book 5002, Page 251 *et seq.*; and

WHEREAS: Additional lands were submitted to said Declarations by the filing of a "First Supplement" to the Declarations with the Warren County Recorder, as recorded at Volume 2453 Page 323, the filing of a "Second Supplement" to the Declarations with the Warren County Recorder, as recorded at Volume 2557, Page 613, and the filing of a "Third Supplement" to the Declarations with the Warren County Recorder, as recorded at Volume 3076, Page 401; and

WHEREAS: The real estate subject to this Third Amendment is described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS: Article XI, Section 2 (b) of the Declarations, as Amended and recorded at Book 5002, Page 244, *et seq.*, the Declarations may be amended by an instrument executed by persons or entities enabled to exercise 60% of the voting power of the Association; and

WHEREAS: In accordance with Article XI, Section 2 (b) of the Declarations an persons or entities enabled to exercise 60% of the voting power of the Association have executed an instrument titled "Amendment Ballot," which is on file with the Association's official records.

NOW THEREFORE, pursuant to Article XI, Section 2 (b) of the Declarations, the Declarations are hereby amended as follows:

SECTION I: That Article VIII, Architectural Control, Section 2. General Requirements, (i) Fences shall be amended to read as follows:

No fence or wall of any kind, including, without limitation, the use of a hedge or other growing plants as a fence, and for any purpose, excepting a retaining wall, shall be erected, placed or suffered to remain upon any easement area or upon any Lot nearer to any street than the rear building line of the residence located on the Lot. Unless otherwise approved by the ARB, fences shall be limited decorative wood, vinyl, resin, aluminum, or a hedge or other growing plants used as a fence, and shall not exceed four feet (4') in height. with fifty percent (50%) open appearance from all sides. all fencing must coordinate with the color of the home. No chain link or farm fencing shall be permitted. Lots that contain hot tubs will also be permitted a five (5) foot high privacy fence constructed of any of the above materials with a maximum distance of five (5) feet from the tub.

On a corner Lot, in addition to the restrictions set forth above, no fence or portion thereof shall be erected or placed or suffered to remain upon said corner Lot, closer to the side street than the shortest distance between the residence erected on said corner Lot and the side street. The term "fence" as used herein shall be liberally construed so as to accomplish the purpose of these restrictions, and shall specifically include, but not be limited to, contrived barriers of any type including those of shrubs, hedges or walls. Side street as used herein, shall refer to any street contiguous to any Lot, but not referred to in the mailing address of said Lot. Additionally, no fence shall be permitted to be constructed or extended into a landscape or signage easement on the Property, if any. This paragraph shall not apply to fences enclosing pool areas or decorative fences installed by Declarant in connection with the development of the Property.

SECTION II: That Article IX, Use Restriction and Maintenance, Section 1. Restrictions – Laurel Glen Subdivision, (f) Prohibited Accessory Structures shall be amended to read as follows:

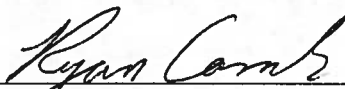
No permanent or temporary building, tent, free standing greenhouse, or above ground pool or pool designed for above ground use shall be erected or permitted to remain upon a Lot. Other accessory structures may be permitted when approved by the ARB or the Board in accordance with this Declaration.

One shed per lot no larger than ten (10) feet wide by ten (10) feet long will be permitted if the shed meets the following requirements: shed must be vinyl sided or bricked to match the color of the home, shed must be shingled with shingles matching the shingles on home, sheds must be placed in the rear yard at least six (6) feet from the side lot line and at least five (5) feet from the rear lot line and may not interfere with the view of any other lot owner or occupant of any commons area.

SECTION III: This Third Amendment shall become effective on the date when it is recorded with the Recorder of Warren County, Ohio.

This instrument was executed on the 24TH day of DECEMBER, 2013, as evidenced of the below signature and acknowledgements.

LGHOA, INC.



Ryan Combs
President

STATE OF OHIO)
) SS
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 24TH day of DECEMBER, 2013 by the aforementioned individual on behalf of LGHOA, Inc., an Ohio non-profit company.



CHRISTOPHER A. VECCHI
Notary Public
In and for the State of Ohio
My commission expires May 23, 2017



Notary Public

Section One

Situate in Section 3, Town 2, Range 5, M.Rs., City of Springboro, County of Warren, State of Ohio and being described as follows:

Lot Numbers 1 thru 7 and 9 thru 50 in the Laurel Glen Subdivision, Section One as recorded in Plat Book 44, Pages 44 thru 46 of the Official Records of Warren County, Ohio.

Sidwell Numbers: Lot 1: 04-03-210-003 Lot 2: 04-03-210-004 Lot 3: 04-03-210-005
Lot 4: 04-03-210-006 Lot 5: 04-03-210-007 Lot 6: 04-03-212-001
Lot 7: 04-03-212-002 Lot 9: 04-03-252-010 Lot 10: 04-03-252-011
Lot 11: 04-03-252-012 Lot 12: 04-03-252-013 Lot 13: 04-03-252-014
Lot 14: 04-03-252-015 Lot 15: 04-03-252-016 Lot 16: 04-03-252-017
Lot 17: 04-03-252-018 Lot 18: 04-03-252-019 Lot 19: 04-03-252-020
Lot 20: 04-03-252-021 Lot 21: 04-03-252-022 Lot 22: 04-03-252-023
Lot 23: 04-03-252-024 Lot 24: 04-03-252-025 Lot 25: 04-03-252-026
Lot 26: 04-03-252-027 Lot 27: 04-03-252-028 Lot 28: 04-03-252-029
Lot 29: 04-03-252-030 Lot 30: 04-03-252-031 Lot 31: 04-03-252-032
Lot 32: 04-03-252-033 Lot 33: 04-03-252-034 Lot 34: 04-03-252-035
Lot 35: 04-03-252-036 Lot 36: 04-03-252-037 Lot 37: 04-03-252-038
Lot 38: 04-03-252-039 Lot 39: 04-03-252-040 Lot 40: 04-03-252-041
Lot 41: 04-03-252-042 Lot 42: 04-03-252-043 Lot 43: 04-03-252-044
Lot 44: 04-03-252-045 Lot 45: 04-03-252-046 Lot 46: 04-03-252-047
Lot 47: 04-03-252-048 Lot 48: 04-03-252-049 Lot 49: 04-03-252-050
Lot 50: 04-03-252-051

(JTB) for all

Section Two

Situate in Section 3, Town 2, Range 5, M.Rs., City of Springboro, County of Warren, State of Ohio and being described as follows:

Lot Numbers 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 and 63 in the Laurel Glen Subdivision, Section Two (including a replat of Lot 8 of Laurel Glen Subdivision, Section One, P.B. 44, Pgs 44 thru 46), as recorded in Plat Book 56, Pages 39 thru 41 of the Official Records of Warren County, Ohio.

Sidwell Numbers: Lot 51: 04-03-212-003 Lot 52: 04-03-212-004 Lot 53: 04-03-212-005
Lot 54: 04-03-212-006 Lot 55: 04-03-212-007 Lot 56: 04-03-212-008
Lot 57: 04-03-212-009 Lot 58: 04-03-214-001 Lot 59: 04-03-214-002
Lot 60: 04-03-214-003 Lot 61: 04-03-214-004 Lot 62: 04-03-214-005
Lot 63: 04-03-252-066

(JSD) For all

Section Three

Situate in Section 3, Town 2, Range 5 M.Rs., City of Springboro, County of Warren, State of Ohio, and being described as follows:

Lot Numbers 64 thru 105 in the Laurel Glen Subdivision, Section Three as recorded in Plat Book 57, Pages 18 thru 19 of the Official Records of Warren County, Ohio.

Sidwell Numbers: Lot 64: 04-03-203-001 Lot 65: 04-03-203-002 Lot 66: 04-03-203-003
Lot 67: 04-03-203-004 Lot 68: 04-03-203-005 Lot 69: 04-03-203-006
Lot 70: 04-03-203-007 Lot 71: 04-03-203-008 Lot 72: 04-03-203-009
Lot 73: 04-03-203-010 Lot 74: 04-03-202-001 Lot 75: 04-03-202-002
Lot 76: 04-03-202-003 Lot 77: 04-03-202-004 Lot 78: 04-03-202-005
Lot 79: 04-03-202-006 Lot 80: 04-03-202-007 Lot 81: 04-03-202-008
Lot 82: 04-03-202-009 Lot 83: 04-03-209-001 Lot 84: 04-03-209-002
Lot 85: 04-03-209-003 Lot 86: 04-03-212-010 Lot 87: 04-03-212-011
Lot 88: 04-03-212-012 Lot 89: 04-03-210-011 Lot 90: 04-03-210-012
Lot 91: 04-03-210-013 Lot 92: 04-03-210-014 Lot 93: 04-03-210-015
Lot 94: 04-03-210-016 Lot 95: 04-03-210-017 Lot 96: 04-03-210-018
Lot 97: 04-03-210-019 Lot 98: 04-03-210-020 Lot 99: 04-03-210-021
Lot 100: 04-03-210-022 Lot 101: 04-03-210-023
Lot 102: 04-03-210-024 Lot 103: 04-03-210-025
Lot 104: 04-03-210-026 Lot 105: 04-03-210-027

(JJD) for all

Section Four:

Situated in Section 3, Town 2, Range 5 M.Rs., City of Springboro, County of Warren, State of Ohio and being described as follows:

Lot Numbers 106 thru 133 in the Laurel Glen Subdivision, Section Four as recorded in Plat Book 60 Page 3 thru 4 of the Official Records of Warren County, Ohio.

Sidwell Numbers: Lot 106: 04-03-202-010 Lot 107: 04-03-202-011
Lot 108: 04-03-202-012 Lot 109: 04-03-202-013
Lot 110: 04-03-202-014 Lot 111: 04-03-202-015
Lot 112: 04-03-202-016 Lot 113: 04-03-209-004
Lot 114: 04-03-209-005 Lot 115: 04-03-209-006
Lot 116: 04-03-209-007 Lot 117: 04-03-209-008
Lot 118: 04-03-209-009 Lot 119: 04-03-209-010
Lot 120: 04-03-209-011 Lot 121: 04-03-209-012
Lot 122: 04-03-209-013 Lot 123: 04-03-209-014
Lot 124: 04-03-209-015 Lot 125: 04-03-209-016
Lot 126: 04-03-209-017 Lot 127: 04-03-212-014
Lot 128: 04-03-212-015 Lot 129: 04-03-212-016
Lot 130: 04-03-212-017 Lot 131: 04-03-212-018
Lot 132: 04-03-212-019 Lot 133: 04-03-212-020

(JSD) for all

Section Five

Situated in Section 3, Town 2, Range 5 M.Rs., City of Springboro, County of Warren, State of Ohio and being described as follows:

Being Lot Numbers 134 thru 176 in the Laurel Glen Subdivision, Section Five as recorded in Plat Book 63 Page 6 of the Official Records of Warren County, Ohio.

Sidwell Numbers: Lot 134: 04-03-212-021 Lot 135: 04-03-212-022
Lot 136: 04-03-212-023 Lot 137: 04-03-212-024
Lot 138: 04-03-212-025 Lot 139: 04-03-212-026
Lot 140: 04-03-212-027 Lot 141: 04-03-212-028
Lot 142: 04-03-212-029 Lot 143: 04-03-212-030
Lot 144: 04-03-212-031 Lot 145: 04-03-214-006
Lot 146: 04-03-214-007 Lot 147: 04-03-214-008
Lot 148: 04-03-214-009 Lot 149: 04-03-214-010
Lot 150: 04-03-214-011 Lot 151: 04-03-214-012
Lot 152: 04-03-214-013 Lot 153: 04-03-214-014
Lot 154: 04-03-214-015 Lot 155: 04-03-214-016
Lot 156: 04-03-214-017 Lot 157: 04-03-214-018
Lot 158: 04-03-214-019 Lot 159: 04-03-214-020
Lot 160: 04-03-214-021 Lot 161: 04-03-214-022
Lot 162: 04-03-214-023 Lot 163: 04-03-214-024
Lot 164: 04-03-214-025 Lot 165: 04-03-214-026
Lot 166: 04-03-214-027 Lot 167: 04-03-214-028
Lot 168: 04-03-214-029 Lot 169: 04-03-214-030
Lot 170: 04-03-214-031 Lot 171: 04-03-214-032
Lot 172: 04-03-214-033 Lot 173: 04-03-214-034
Lot 174: 04-03-214-035 Lot 175: 04-03-214-036
Lot 176: 04-03-214-037

(JSD) for all