



August 20, 2015

Marshall D. Ruchman¹
Scott A. Liberman
Dalma C. Grandjean
Peter R. Certo, Jr.
Jonathan B. Freeman
David E. Larson

Laurel Glen Homeowners Association
Attn: Christopher Vecchi
10 South Dock Side Drive
Springboro, OH 45066

John G. Jansing
Scott A. Miller
Steven E. Bacon
Cristina E. Neuman²

Re: LGHOA, Inc.

Dear Chris:

Hugh H. Altick
1905 - 1990
Robert K. Corwin
1913 - 1998

Enclosed please find the file-stamped original copy of the *Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Laurel Glen Subdivision*. I am keeping a copy for my file. The original should be kept with the HOA documents. This Amendment is now enforceable as of August 5, 2015.

If you have any questions, please feel free to contact me.

Sincerely yours,

ALTICK & CORWIN CO., L.P.A.

Scott A. Liberman

SAL/nfb
Enc.

27919-001

¹ Also admitted in Indiana

² Also admitted in Florida

ONE SOUTH MAIN STREET
SUITE 1590
DAYTON, OHIO 45402-2026

(937) 223-1201 (VOICE)
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TRANSFER NOT NECESSARY
MATT NOLAN, AUDITOR
WARREN COUNTY, OHIO

AUG 05 2015 *B*

MATT NOLAN
AUDITOR, WARREN CO. OHIO



8 1 5 5 1 7 2

Tx:4120073

LINDA ODA

WARREN COUNTY RECORDER

2015-023057

DECLARATION

08/05/2015 1:49:59 PM

REC FEE: 92.00 PGS: 10

PIN:

21919-001

~~5/52 Altick~~
10/92 Altick

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

**Prepared by:
Scott A. Liberman
Altick & Corwin Co., LPA
One S. Main Street
Suite 1590
Dayton, OH 45402
(937) 223-1201**

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

This Fourth 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 as amended in the Third Amendment recorded January 8, 2014 as document number 2014-000599., and as amended in the Fourth Amendment recorded ; 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 Fourth 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 and 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 IX, Use Restrictions and Maintenance, Section 1. Restrictions – Laurel Glen Subdivision, (r) Play Equipment shall be amended to read as follows:

No jungle gyms, swing sets, or similar play equipment (regardless of how such equipment is erected, installed or attached, or whether it is permanent or temporary) shall be erected or installed on any Lot without the prior written approval of the ARB. In any event, such equipment may only be installed in the side or rear yard of any Lot(s).

Permanent basketball hoops shall be permitted so long as they are used in a manner which does not detract from the general appearance of the neighborhood. Permanent basketball hoops shall be appropriately installed per manufacturer guidelines. All permanent basketball hoops within the Laurel Glen Subdivision, shall be placed immediately adjacent to the driveway and not more than half the distance from the dwelling structure (which includes garages) to the street. In all cases, basketball hoops shall be constructed of high quality materials, kept mechanically sound, clean, and well maintained, including nets, backboards, and support structures. All play on any basketball hoop within the Laurel Glen Subdivision shall only occur between the hours of 8:00 a.m. and 10:00 p.m. Owners may not permit basketball hoops to become an unsafe or unsightly nuisance and the ARB may, based upon its sole judgment, require the removal of such basketball hoops. The cost to remove the basketball hoop is the responsibility of the Member. Failure to remedy any issue or problem brought forth by the ARB shall result in a fine and/or lien on the Member's Lot. Attachment or fastening of basketball hoops in any way to the side of dwelling structures and buildings, including garages shall not be permitted.

Portable/removable basketball hoops shall be permitted so long as they are used in a manner which does not detract from the general appearance of the neighborhood. Portable hoops shall be appropriately installed per manufacturer guidelines. All portable basketball hoops within the Laurel Glen Subdivision, shall be placed on or immediately adjacent to the driveway. Portable hoops shall not be placed on the sidewalk or in any way block the sidewalk within the Association. Portable hoops shall not be placed on the streets or in any way block the streets within the Association. In all cases, basketball hoops shall be constructed of high quality materials, kept mechanically sound, clean, and well maintained,

including nets, backboards and support structures. Portable/removable basketball hoops must be properly filled and maintained, not weighed down externally by stones, bricks, cinder blocks, dirt bags or any other type of external weight. All play on any basketball hoop within the Laurel Glen Subdivision shall only occur between the hours of 8:00 a.m. and 10:00 p.m. Owners may not permit basketball hoops to become an unsafe or unsightly nuisance and the ARB may, based upon its sole judgment, require the removal of such basketball hoops. The cost to remove the basketball hoop is the responsibility of the homeowner. Failure to remedy any issue or problem brought forth by the ARB shall result in a fine and/or lien on the Member's Lot. Attachment or fastening of basketball hoops in any way to the side of dwelling structures and buildings, including garages shall not be permitted.

Any playground, basketball hoops or other play areas or equipment furnished by the Association or erected with in the Property shall be used at the sole risk of the user and the Association shall not be held liable to any person for any claim, damage, or injury occurring thereon or related to the use thereof.

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

This instrument was executed on the 1st day of July, 2015, as evidenced of the below signature and acknowledgements.

LGHOA, INC.



Christopher A. Vecchi
President

STATE OF OHIO)
) SS
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 1st day of July, 2015 by the aforementioned individual on behalf of LGHOA, Inc., an Ohio non-profit company.



JENNIFER WHITTLE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
MARCH 25, 2019

Jennifer Whittle
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

JD for all

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WCEO
SC
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

WCEO
SC
for all
Map Dept.

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

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WCED
SC
Map. Dist.
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

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WCEO
SC
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

(JJD) for all

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INCEO
SC
Map. Dept. for all