

Resource Title National # SA
7100 E Pleasant Valley Rd Ste 100 #
Independence OH 44131

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS OF
CORBETT'S FARM SUBDIVISION, TWINSBURG,
SUMMIT COUNTY, OHIO

ADDING OBLIGATION REGARDING MINIMUM TREES

This First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of Corbett's Farm Subdivision, Twinsburg, Summit County, Ohio ("**Amendment**") made as of the 18th day of MARCH, 2014 by **PULTE HOMES OF OHIO, LLC**, a Michigan limited liability company, hereinafter referred to as "**Declarant**".

PREAMBLE

WHEREAS, on October 10, 2013, Declarant filed for record the Declaration of Covenants, Conditions, Easements and Restrictions of Corbett's Farm Subdivision, Twinsburg, Summit County, Ohio, (the "**Declaration**"), which was recorded with the Summit County Fiscal Office as Instrument Number 56044040 for "**Property**" known as the Corbett's Farm Subdivision, said Property described in Exhibit "A" therein (unless otherwise defined herein, the terms capitalized herein shall have the same meaning as defined in the Declaration); and

WHEREAS, since the Declarant is considered the Original Declarant and continues to be an Owner of the Property as of the date hereof, and in its judgment, this Amendment will better serve the development of the Property, Section 16.10 of the Declaration authorizes the Declarant to amend the Declaration.

NOW, THEREFORE, the undersigned, pursuant to Section 16.10 of the Declaration, hereby declares that the Declaration be and hereby is amended as follows:

1. The Preamble is incorporated in and made a part of this Amendment.
2. The following is hereby added to the Declaration as Section 7.27:

"Section 7.27 – Minimum Tree Standards



Each Owner of a Sublot must comply with the terms of the City Codified Ordinances Chapter 1347 with regard to the regulation of trees, and specifically with regard to City Codified Ordinance 1347.06. In order to comply with such City Codified Ordinances, upon the conveyance of a Sublot from the Declarant (or its successors or assigns) to an Owner of a Sublot wherein such Sublot contains a Dwelling Unit, such Owner must plant at least six (6) trees on the Sublot, each with a minimum caliper of two (2) inches. Each Owner thereafter must also comply with having at least six (6) trees on a Sublot, each with a minimum caliper of two (2) inches. If, at any time, an Owner is not in compliance with the terms contained in this Section 7.27, the Declarant or the Association may avail themselves to the remedies set forth in Section 7.23 and/or Section 8.4 of this Declaration. The City has represented that it will credit an Owner for existing trees preserved on a Sublot toward the requirement set forth above, provided that the combination of preserved trees and newly planted trees are distributed throughout such Sublot and not concentrated within a small area of the Sublot.”

3. Except as amended herein and as previously amended, all covenants, conditions, restrictions and easements of the Declaration shall remain in full force and effect.

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PULTE HOMES OF OHIO, LLC,
A Michigan limited liability company

By: *Stan Katanic*

Stan Katanic

Its: Vice President of Land Acquisition

STATE OF OHIO)
)SS:
COUNTY OF MEDINA)

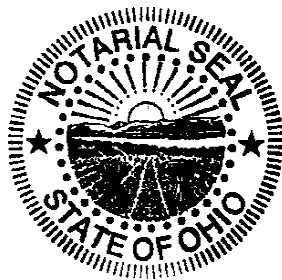
BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named Pulte Homes of Ohio, LLC by Stan Katanic, its Vice President of Land Acquisition, who acknowledged that he did sign the within instrument and that the same is his free act and deed individually and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal this 15th day of MARCH, 2014.

Stacey Sanders
Notary Public

I

Prepared by:
Matthew T. Viola, Esq.
Kohrman Jackson & Krantz PLL
1375 E. 9th St., 20th Floor
Cleveland, Ohio 44114
(216) 696-8700



Stacey Sanders

STACEY SANDERS
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires Oct. 21, 2014

*Oct. 21,
2014*



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