Doc ID: 014059860007 Type: OFF
Kind: DECLARATION
Recorded: 05/08/2008 at 01:05:01 PM
Fee Amt: $72.00 Page 1 of 7
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2008-0252059

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION AND EASEMENTS FOR THE HAMPTON PLACE HOMEOWNERS ASSOCIATION, INC.

HAMPTON PLACE STANDARD LOT NEIGHBORHOOD

Whereas, the Declaration of Covenants, Conditions and Restrictions and Reservation and Easements for The Hampton Place Homeowners Association, Inc. is recorded in Volume _____, page _____ of the Official Records of Lorain County (the Declaration), and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, Valore Properties, Inc., is the Declarant of the Declaration, and

Whereas, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

Whereas, the Declarant desires to amend and supplement the Declaration as to certain property; now therefore

Declarant hereby amends and supplements the Declaration as follows:

I. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

II. **Designation of Neighborhood.** The property described in Exhibit A shall be deemed to be a "Neighborhood" as set forth in Article II, Section 2.3 of the Declaration.

III. **Designation of Common Elements.** The property described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration. Such Common Elements shall consist of entrance structures, clubhouse, swimming pool and surface water management system.

A. **Designation of Maintenance.** The Common Elements described in Exhibit B shall be part of the Association's responsibility for maintenance pursuant to Article IV, Section 4.1. Such maintenance responsibility includes street signage,

open space, landscaping and entrance structure monuments. Neither the City of North Ridgeville nor Lorain County assume any responsibility for maintenance of any item that is within the Association's maintenance responsibility.

IV. **Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, landscape easements, landscape/walk easements, conservation easements, drainage easements and utility easements as shown on the Record Plan. Drainage easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

V. **Owner's Responsibility.** Each Owner shall maintain his or her property, including the structures thereon, drainage easements, street trees and sidewalks in accordance with Article VIII of the Declaration.

VI. Assessments.

A. **Neighborhood Assessment.** There is hereby established a Neighborhood Assessment in addition to the Annual General Assessment for the purpose of the Neighborhood Expenses of the Association which apply only to Hampton Place Standard Lots. Such Neighborhood Expenses shall be, but not limited to, (1) operation, maintenance, repair and replacement of the Common Elements and other maintenance as required by Article VIII of this Declaration; (2) the cost of any insurance attributable to Common Elements required by this Declaration; and (3) reasonable reserves for contingencies and replacement of the Common Elements. The Standard Lot Neighborhood Assessment shall not be subject to any limitations and shall be allocated equally to each Hampton Place Standard Lot. The initial Standard Lot Neighborhood Assessment is $0.00 annually and the Master assessment shall still apply.

VII. **Restrictions.** The following restrictions apply to the Property described in Exhibit A.

A. **Dwelling Type.** No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family dwelling and a garage for at least two cars and in conformance with requirements set forth in the Design Guidelines.

B. **Dwelling Floor Areas.** The living area of the Dwelling Unit exclusive of porches, decks, attics, basements, areas not heated year round and garages shall be no less than the areas set forth in the Design Guidelines.

C. **Roof Requirements.** The roof and gables of each Dwelling unit shall be in accordance with the Design Guidelines

D. **Fences.** No fence of any sort may be erected unless and until prior approval in accordance with Section 9.2.1 has been obtained. The Declarant reserves the right

to prohibit fences on certain Lots. No chain link or other metal fences shall be permitted. No fence shall be erected in the front yard. For purposes of this section, the front yard shall run from the street right of way to the rear line of the Dwelling Unit. Privacy fences shall be permitted only adjacent to a patio, deck or pool. Wire fencing material may be attached to the split rail fences to provide for additional enclosure. Invisible pet fences within Lots are permitted without prior approval.

E. **Other Structures.** No structure of a temporary character, trailer, or shack shall be permitted on any Lot. Barns, storage sheds or other outbuildings must have prior approval in accordance with Section 9.2. Such outbuildings must conform to the Design Guidelines. Construction trailers and/or storage sheds shall be permitted only during construction.

F. **Pools and Spas.** In-ground swimming pools shall be permitted. No above ground swimming pools shall be permitted. All hot tubs and spas must be in-ground or if above ground incorporated into a deck with enclosed sides. All hot tubs and spas must be screened with a privacy fence in accordance with zoning and other laws and the Design Guidelines.

G. **Play Equipment.** All play equipment and basketball hoops must comply with the Design Guidelines.

H. **Clothes Drying.** No outdoor clothes drying apparatus of any sort shall be permitted.

I. **Gardens.** With the exception of decorative landscaping, no gardens of any sort shall be permitted in the Neighborhood. Additional landscaping may be installed with prior approval in accordance with Section 9.2 of the Declaration.

J. **Mailboxes, Lamposts.** All mailboxes and lampposts must be of uniform design, style and color as initially installed by the Builder.

VIII. **Maintenance of Lots and Dwelling Units.** The Standard Lots and the Dwelling Units shall be maintained and repaired by each Standard Lot Owner.

IX. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

IN WITNESS WHEREOF, Valore Properties, Inc. has caused this Supplemental Declaration to be signed this 1ST day of ~~August~~ MAY, 2008 by Anthony M. Valore, its President.

Valore Properties, Inc.

by: _____

STATE OF OHIO)
) ss:
COUNTY OF ~~LORAIN~~ CUYAHOGA)

The foregoing instrument was acknowledged before me, this 1ST day of ~~August~~ MAY, 2008 by ANTHONY M. VALORE, PRESIDENT of Valore Properties, Inc., an Ohio corporation, on behalf of the company.

_____
Notary Public

Dianne E. Rhodes
My Commission
Expires 5 27 09

Instrument Prepared By:
James A. Matre
Matre & Matre Co. LPA

EXHIBIT A

LEGAL DESCRIPTION

HAMPTON PLACE SUBDIVISION NO. 1

March 26, 2008

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and known as being part of Original Ridgeville Township Lot Nos. 29, as recorded in Lorain County Records and being bounded and described as follows:

Beginning at the monument box found at the intersection of the centerline of Stoney Ridge (Ridgeville-Lorain Rd.) (60 feet wide) with southerly line of P.P. No. 07-00-029-000-005;

Thence North 88°54'23" East, along the said southerly line, a distance of 2042.82 feet to a point;

Thence North 00°09'53" East, a distance of 1137.01 feet to a point;

Thence South 89°52'30" East, a distance of 6.37 feet to a point, said point also being the Principal Place of Beginning for the parcel herein described;

Thence North 00°05'49" West, a distance of 711.28 feet to a point;

Thence South 89°14'09" East, a distance of 1121.11 feet to a point on the centerline of Avon Belden Road (Width Varies);

Thence South 00°28'57" West, along the said centerline, a distance of 90.00 feet to a point;

Thence North 89°14'09" West, a distance of 260.00 feet to a point;

Thence South 00°28'57" West, a distance of 85.00 feet to a point;

Thence South 89°14'09" East, a distance of 260.00 feet to a point on the said centerline of Avon Belden Road;

Thence South 00°28'57" West, along the said centerline, a distance of 523.78 feet to a point;

Thence North 89°52'30" West, a distance of 1113.93 feet to the Principal Place of Beginning, and containing therein 765,752 square feet (17.5792 acre) of land, be the same more or less, but subject to all legal highways and easements of records.

This description was prepared by Suhail & Suhail, Inc.

EXHIBIT B

COMMON ELEMENTS

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
P Flynn 5-6-16
DEPUTY

Doc ID: 019475030004 Type: OFF
Kind: DECLARATION
Recorded: 05/06/2016 at 01:05:03 PM
Fee Amt: $48.00 Page 1 of 4
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2016-0584689

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE HAMPTON PLACE HOMEOWNERS ASSOCIATION, INC.

Hampton Place Subdivision No. 2

Whereas, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Hampton Place Homeowners Association is recorded in Document No. 2008-0252058 of the Official Records of Lorain County (the Declaration), and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, Valore Properties, Inc. is the Declarant of the Declaration, and

Whereas, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

Whereas, the Declarant desires to amend and supplement the Declaration as to certain property; now therefore

Declarant hereby amends and supplements the Declaration as follows:

I. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

II. **Designation of Neighborhood.** The property described in Exhibit A shall be deemed to be a part of the Standard Lot Neighborhood as set forth in Article II, Section 2.3 of the Declaration and subject to the Assessments as set forth in the Declaration as amended and supplemented.

III. **Designation of Common Elements.** The property expressly described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration.

A. **Maintenance Easement.** The Association, its agents, contractors, subcontractors and employees, shall have an easement over all of the Common Elements to perform all maintenance required by the Declaration.

B. **Use.** Each Owner is hereby granted an exclusive and irrevocable license to use and occupy the Common Elements. The use of the Common Elements is restricted to the purposes for which they are associated and in accordance with this Declaration and the rules and regulation of the Association. No other use may be inferred by location or proximity to a Dwelling Unit.

IV. **Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, storm sewer easements, ditch easements and utility easements as shown on the Record Plan. Storm sewer easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

V. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

IN WITNESS WHEREOF, Valore Properties, Inc. has caused this Supplemental Declaration to be signed this 29th day of April, 2016, by Anthony Valore, its President.

Valore Properties, Inc.

by: _____

STATE OF OHIO)
) **ss:**
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me, this 29th day of April, 2016, by Anthony Valore, president of Valore Properties, Inc., an Ohio corporation, on behalf of the corporation.

Notary Public



Maria Craciun Dinu
Notary Public, State of Ohio
My Commission Expires March 7, 2021

Instrument Prepared By:
James A. Matre
Matre Law Group Co., LPA

EXHIBIT A
Land Submitted to Declaration

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 29, being Sublots 35 through 73, Block G, Block H and Block I as shown on the record plat for Hampton Place Subdivision No. 2, Document No. 2012-0420557 of the Lorain County, Ohio Plat Records. PLAT VOL. 97 PGS. 95-96+97

EXHIBIT B
Common Elements

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 29, being Block G, Block H and Block I as shown on the record plat for Hampton Place Subdivision No. 2, Document No. 2012-0420557 of the Lorain County, Ohio Plat Records. PLAT VOL. 97 PGS. 95-96+97

REINHARDT & ASSOC INC
4365 LAKE ROAD
SHEFFIELD LAKE, OH 44054

Doc ID: 019743050004 Type: OFF
Kind: DECLARATION
Recorded: 11/01/2016 at 12:22:43 PM
Fee Amt: $48.00 Page 1 of 4
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2016-0606955

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE HAMPTON PLACE HOMEOWNERS ASSOCIATION, INC.

Hampton Place Subdivision No. 3

Whereas, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Hampton Place Homeowners Association is recorded in Document No. 2008-0252058 of the Official Records of Lorain County (the Declaration), and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, Valore Properties, Inc. is the Declarant of the Declaration, and

Whereas, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

Whereas, pursuant to Article VIII, Section 13.5, the Declaration may be amended by a recorded instrument executed by the Declarant, and

Whereas, the Declarant desires to amend the Declaration to correct the name of the Association as the Declarant originally intended and to change the Working Capital Fund, and

Whereas, the Declarant desires to amend and supplement the Declaration as to certain property; now therefore

Declarant hereby amends and supplements the Declaration as follows:

I. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

II. **Designation of Neighborhood.** The property described in Exhibit A shall be deemed to be a part of the Standard Lot Neighborhood as set forth in Article II, Section 2.3 of the Declaration and subject to the Assessments as set forth in the Declaration as amended and supplemented.

III. **Designation of Common Elements.** The property expressly described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration.

A. **Maintenance Easement.** The Association, its agents, contractors, subcontractors and employees, shall have an easement over all of the Common Elements to perform all maintenance required by the Declaration.

B. **Use.** Each Owner is hereby granted an exclusive and irrevocable license to use and occupy the Common Elements. The use of the Common Elements is restricted to the purposes for which they are associated and in accordance with this Declaration and the rules and regulation of the Association. No other use may be inferred by location or proximity to a Dwelling Unit.

IV. **Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, storm sewer easements, ditch easements and utility easements as shown on the Record Plan. Storm sewer easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

V. **Correction of Association Name.** Article I, Section 1.4 of the Declaration is hereby amended to correct the name of the Association which should be Hampton Place Home Owners Association, Inc.

VI. **Change of Working Capital Fund.** Article VII, Section 7.6 is hereby amended to provide that the initial assessment is $500.00.

VII. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

IN WITNESS WHEREOF, Valore Properties, Inc. has caused this Amendment to the Declaration to be signed this 24 day of OCTOBER, 2016, by Anthony M. Valore, its President.

Valore Properties, Inc.

by: _____
Anthony M. Valore
President

STATE OF OHIO)
) **ss:**
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me, this 24 day of OCTOBER, 2016, by Anthony M. Valore, President of Valore Properties, Inc., an Ohio corporation, on behalf of the corporation.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

Maria Craciun Dinu
Notary Public, State of Ohio
My Commission Expires March 7, 2021

Instrument Prepared By:
James A. Matre
Matre Law Group Co., LPA

EXHIBIT A
Land Submitted to Declaration

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 29, being Sublots 74 through 113, Block J and Block K as shown on the record plat for Hampton Place Subdivision No. 3, Document No. 2016-0606725 of the Lorain County, Ohio Plat Records.
Plat Vol. 102, Pgs 61-65

EXHIBIT B
Common Elements

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 29, being as shown on the record plat for Hampton Place Subdivision No. 3, Document No. 2016-0606725 of the Lorain County, Ohio Plat Records.
Plat Vol. 102, pgs 61-65

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011

Doc ID: 020503830004 Type: OFF
Kind: DECLARATION
Recorded: 06/04/2018 at 11:47:39 AM
Fee Amt: $48.00 Page 1 of 4
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2018-0674741

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE HAMPTON PLACE HOMEOWNERS ASSOCIATION, INC.

Hampton Place Subdivision No. 4

Whereas, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Hampton Place Homeowners Association is recorded in Document No. 2008-0252058 of the Official Records of Lorain County as amended and supplemented (the Declaration), and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, Valore Properties, Inc. is the Declarant of the Declaration, and

Whereas, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Neighborhoods and Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

Whereas, the Declarant desires to supplement the Declaration as to certain property; now therefore

Declarant hereby supplements the Declaration as follows:

I. Annexation. Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed and submitted to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

II. **Designation of Neighborhood.** The property described in Exhibit A shall be deemed to be a part of the Standard Lot Neighborhood as set forth in Article II, Section 2.3 of the Declaration and subject to the Assessments as set forth in the Declaration as amended and supplemented.

III. **Designation of Common Elements.** The property expressly described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration.

A. **Maintenance Easement.** The Association, its agents, contractors, subcontractors and employees, shall have an easement over all of the Common Elements to perform all maintenance required by the Declaration.

B. **Use.** Each Owner is hereby granted a non-exclusive and irrevocable license to use and occupy the Common Elements. The use of the Common Elements is restricted to the purposes for which they are associated and in accordance with this Declaration and the rules and regulation of the Association. No other use may be inferred by location or proximity to a Dwelling Unit.

IV. **Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, storm sewer easements, ditch easements and utility easements as shown on the Record Plan. Storm sewer easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

V. **Change of Working Capital Fund.** Article VII, Section 7.6 is hereby amended to provide that the initial capital contribution to the working capital fund of the Association is $750.00.

VI. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

[Signatures on the next page]

IN WITNESS WHEREOF, Valore Properties, Inc. has caused this Amendment to the Declaration to be signed this 10th day of May, 2018, by Anthony M. Valore, its President.

Valore Properties, Inc.

by: _____
Anthony M. Valore
President

STATE OF OHIO)
) **ss:**
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me, this 10th day of May, 2018, by Anthony M. Valore, President of Valore Properties, Inc., an Ohio corporation, on behalf of the corporation.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

Maria Craciun Dinu
Notary Public, State of Ohio
My Commission Expires March 7, 2021

Instrument Prepared By:
James A. Matre
Matre Law Group Co., LPA

EXHIBIT A
Land Submitted to Declaration

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being Sublots 114 through 191, Block L, Block M, Block N and Block O in the Hampton Place Subdivision No. 4 and being part of Original Lot No. 29 as recorded in Plat Volume 105, Pages 7-13 of Lorain County Records. * Ridgeville Township

EXHIBIT B
Common Elements

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being Block L, Block M, Block N and Block O in the Hampton Place Subdivision No. 4 and being part of Original Lot No. 29 as recorded in Plat Volume 105, Pages 7-13 of Lorain County Records. * Ridgeville Township

NorthStar Title Services, LLC
1406 W 6Th Street Ste 400
Cleveland, Ohio 44113
Order No ACOM1612977NS

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011

Doc ID: 022225780004 Type: OFF
Kind: DECLARATION
Recorded: 04/03/2020 at 11:09:25 AM
Fee Amt: $58.00 Page 1 of 4
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2020-0755292

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
4/3/20 ldcs
DEPUTY

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE HAMPTON PLACE HOMEOWNERS ASSOCIATION, INC.

Hampton Place Subdivision No. 5

Whereas, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Hampton Place Homeowners Association is recorded in Document No. 2008-0252058 of the Official Records of Lorain County as amended and supplemented (the Declaration), and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, Valore Properties, Inc. is the Declarant of the Declaration, and

Whereas, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Neighborhoods and Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

Whereas, the Declarant desires to supplement the Declaration as to certain property; now therefore

Declarant hereby supplements the Declaration as follows:

I. Annexation. Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed and submitted to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

II. Designation of Neighborhood. The property described in Exhibit A shall be deemed to be a part of the Standard Lot Neighborhood as set forth in Article II, Section 2.3 of

the Declaration and subject to the Assessments as set forth in the Declaration as amended and supplemented.

III. **Designation of Common Elements.** The property expressly described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration.

A. **Maintenance Easement.** The Association, its agents, contractors, subcontractors and employees, shall have an easement over all of the Common Elements to perform all maintenance required by the Declaration.

B. **Use.** Each Owner is hereby granted a non-exclusive and irrevocable license to use and occupy the Common Elements. The use of the Common Elements is restricted to the purposes for which they are associated and in accordance with this Declaration and the rules and regulation of the Association. No other use may be inferred by location or proximity to a Dwelling Unit.

IV. **Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, storm sewer easements, ditch easements and utility easements as shown on the Record Plan. Storm sewer easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

V. **Change of Working Capital Fund.** Article VII, Section 7.6 is hereby amended to provide that the initial capital contribution to the working capital fund of the Association is $950.00.

VI. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

IN WITNESS WHEREOF, Valore Properties, Inc. has caused this Amendment to the Declaration to be signed this 24th day of March, 2020, by Anthony M. Valore, its President.

Valore Properties, Inc.

by: _____
Anthony M. Valore
President

STATE OF OHIO)
) **ss:**
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me, this 24th day of March, 2020, by Anthony M. Valore, President of Valore Properties, Inc., an Ohio corporation, on behalf of the corporation.

Notary Public



Maria Craciun Dinu
Notary Public, State of Ohio
My Commission Expires March 7, 2021

Instrument Prepared By:
James A. Matre
Matre Law Group Co., LPA

EXHIBIT A
Land Submitted to Declaration

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 29, being Sublots 192 through 259, Block P, Block Q and Block R as shown on the record plat for Hampton Place Subdivision No. 5, Document No. 2020-0755291 Plat Vol 107 Pgs. 98, 99, 100 of the Lorain County, Ohio Plat Records.

EXHIBIT B
Common Elements

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 29, Block P, Block Q and Block R as shown on the record plat for Hampton Place Subdivision No. 5, Document No. 2020-0755292 of the Lorain County, Ohio Plat Records.

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011