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COUNTY OF LAKE

**FRANK A. SUPONCIC, CPA, CFE, CFF
RECORDER**

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2010R003004

LAKE COUNTY OHIO
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SECOND AMENDED
DECLARATION OF RESTRICTIONS FOR
HERMITAGE BLUFFS SUBDIVISIONS NOS. 1 & 2
CONCORD TOWNSHIP, OHIO

THIS SECON DAMENDED DECLARATION OF RESTRICTIONS
("Second Amended Declaration") is made this 16th day of February,
2010, by HIGH BLUFF, LLC., an Ohio limited liability company, hereinafter
"Declarant",

W I T N E S E T H: T H A T

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 has previously also filed an Amended Declaration
of Restrictions pertaining to Sublots 1 through 19 inclusive in Hermitage Bluffs
Subdivision No. 1 (the "Amended Declaration"), said Amended Declaration having
been filed as Lake County Recorder Document No. 2004R015412 on April 9, 2004;
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 **003004**

WHEREAS, Declarant still owns one or more Sublots in Hermitage Bluffs Subdivision Nos. 1 & 2, and desires to modify certain provisions of the Original Declaration and Amended 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 and Sublots 20 through 69 inclusive in Hermitage Bluffs Subdivision No. 2 shall hereafter be held, used and conveyed subject to the following modifications, changes, alterations or amendments which shall supersede the corresponding provisions of the Original Declaration and Amended Declaration:

Section II A Area Requirements is modified to read:

1. **2,000** square feet minimum floor space for a single story ranch dwellings exclusive of garages, porches or basements and accessory use structures.
2. **2,200** square feet minimum floor space for one and one-half story dwellings exclusive of garages, porches, basement areas and accessory use structures.
3. **2,500** 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 **thirty percent (30%)** brick, stone and/or stucco. On corner lots each exterior wall facing any street shall be brick, stone and/or stucco to grade.

003004

Except as modified herein, all other covenants, restrictions, agreements and obligations contained in the Original Declaration as thereafter modified by the Amended Declaration are hereby ratified and confirmed and will continue to apply to Sublots 1 through 19 inclusive in Hermitage Bluffs Subdivision No.1 and Sublots 20 through 69 In Hermitage Bluffs Subdivision No. 2.

IN WITNESS WHEREOF, Declarant has executed this Second Amended Declaration of Restrictions for Hermitage Bluffs Subdivisions Nos. 1 & 2 on this 16th day of February, 2010.

DECLARANT:

High Bluffs, LLC
an Ohio limited liability company

By: 
William R. Dawson
Authorized Member

STATE OF OHIO)
) SS.
COUNTY OF LAKE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named High Bluffs, LLC, an Ohio limited liability company, by William R. Dawson, its Authorized Member, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed as Managing Member of the company and the free act and deed of said company.

003004

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Fainesville, Ohio, this 16th day of February, 2010.



ANTHONY J. AVENI, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.68 R.C.

Anthony Aveni
Notary Public

Prepared by: Anthony J. Aveni, Esq.

Second Amended Decl. of Restrictions-Hermitage Bluffs Nos. 1 & 2

003004