

COUNTY OF LAKE

2007R024707

LAKE COUNTY OHIO
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FRANK A SUPONCIC
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REC. FEE: 36.00
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FRANK A. SUPONCIC, CPA, CFE
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Thank You

A handwritten signature in black ink, appearing to read "Frank A. Suponic".



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FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
ST. JOHN'S BLUFF SUBDIVISION
CITY OF WILLOUGHBY, OHIO

This First Amendment to Declaration of Covenants and Restrictions for St. John's Bluff Subdivision, effective as of the 1st day of June, 2007, by Loreto Venture Group II, Ltd., an Ohio limited liability company with offices at 2794 SOM Center Road, Suite 5, Willoughby, Ohio 44094 (hereinafter referred to as "Declarant")

WITNESSETH:

WHEREAS, on May 12, 2005, Declarant executed that certain DECLARATION OF COVENANTS AND RESTRICTIONS (hereinafter referred to as the, "Declaration") FOR ST. JOHN'S BLUFF SUBDIVISION, CITY OF WILLOUGHBY, OHIO (hereinafter referred to as the "Premises" as set forth in Exhibit "A" of the Declaration) which Declaration was subsequently filed for record in the Office of the Lake County Recorder on May 25, 2005 at 4:07 p.m. as document number 2005R021431; and,

WHEREAS, Declarant desires to modify said Declaration for the purpose of protecting the value and desirability of the Premises, which modifications will run with land and the Premises and be binding on all parties having any right, title or interest in the Premises, their heirs, successors and assigns, and will inure to the benefit of each owner; and

WHEREAS, Declarant is the owner of a majority of the building lots on the Premises.

NOW, THEREFORE, in accordance with the express provisions of Article 24 of the Declaration, ARTICLE 1 of the Declaration is hereby modified and amended as follows:

ARTICLE 1:

The Premises, and each building lot, shall be used only for private, single-family, residential purposes and for no other purpose whatsoever. No building lot in whole or part shall be used for anything other than single family residential home construction. Use of any building lot or partial building lot for roadway, street, or anything else other than single-family residential home construction is strictly prohibited. No building or structure intended for, or adapted to business or commercial purposes, shall be erected, placed, permitted, or maintained on the Premises unless the building plans, plot plan, and specifications, (including the exterior color of any such improvement) shall have been approved in writing by the Declarant or by an architectural review committee appointed by the Declarant, which shall consider in approving or disapproving, but need not be limited to such factors, conformity and harmony of architectural design with existing structures in the subdivision and location and adaptability with respect to established elevations, topography, lot lines, and natural features. **NO BUILDING OR STRUCTURE SHALL BE ERECTED, PLACED, PERMITTED, OR**

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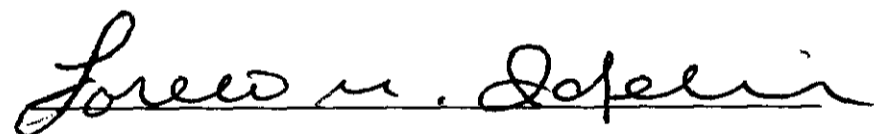
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MAINTAINED ON THE PREMISES UNLESS THE BUILDER, CONSTRUCTION FIRM, OR GENERAL CONTRACTOR RESPONSIBLE FOR ERECTING A BUILDING OR STRUCTURE SHALL HAVE BEEN APPROVED IN WRITING BY THE DECLARANT OR BY THE ARCHITECTURAL REVIEW COMMITTEE APPOINTED BY DECLARANT. IN THE EVENT THAT THE DECLARANT OR THE ARCHITECTURAL REVIEW COMMITTEE FAILS TO APPROVE OR DISAPPROVE A PROPOSED BUILDER, CONSTRUCTION FIRM, OR GENERAL CONTRACTOR WITHIN (10) DAYS AFTER BEING SUBMITTED IN WRITING TO IT, APPROVAL OF THE BUILDER, CONSTRUCTION FIRM, OR GENERAL CONTRACTOR WILL NOT BE REQUIRED. After all of the building lots have been sold and transferred by the Declarant, the Board of Trustees of the "Association" as hereinafter defined shall appoint a three-member architectural review committee from the members of the Association. In the event said Declarant or such committee fails to approve or disapprove any submitted plans within ten (10) days after said plans and specifications have been submitted to it, said plans shall be deemed disapproved.

2. Except as otherwise expressly modified herein, the remaining terms and conditions of the Declaration are and remain in full force and effect.

IN WITNESS WHEREOF, Declarant has duly executed this First Amendment to Declaration of Covenants and Restrictions for St. John's Bluff Subdivision on this the 20th day of June, 2007.

LORETO VENTURE GROUP II, LTD.



By: Loreto M. Iafelice, President

STATE OF OHIO)

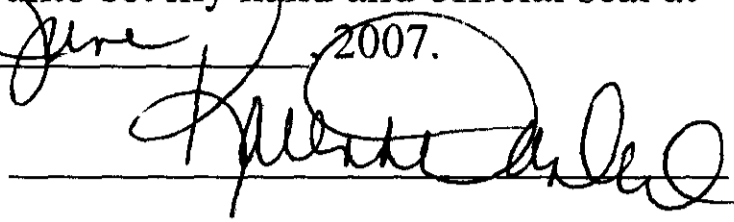
) SS:

COUNTY OF LAKE)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named Loreto M. Iafelice, President of LORETO VENTURE GROUP II, LTD., who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed as President of LORETO VENTURE GROUP II, LTD.

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IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Willoughby Hills, Ohio, this 20th day of June, 2007.



Notary Public



KAREN M. DANKO
Notary Public, State of Ohio
My Commission Expires Sept. 20, 2007
(Recorded in Lake County)

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