

Recorder
Loveland
Box

CERTIFICATE
OF
AMENDMENTS
TO
RESTRICTIONS

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Richard B. Metcalf T19990161999
Franklin County Recorder BXLOVELAND

This is to set forth and certify to the adoption of amendments to restrictions on property hereinafter described, made this 9 day of NOVEMBER, 1999.

BACKGROUND

A. Raven Development Company, an Ohio corporation, by limited warranty deeds recorded in Official Records Volume 9137, Page G-04 et seq., Official Records Volume 14067, Page H-05 et seq., Official Records Volume 14754, Page A-01 et seq., Official Records Volume 20135, Page A-19 et seq., Official Records Volume 21938, Page A-10 et seq., and Official Records Volume 27296, Page E-09 et seq., and filed in plats filed in Plat Book 61, Pages 26 and 27, Plat Book 71, Page 4 et seq., Plat Book 71, Page 99 et seq., Plat Book 75, Pages 76 and 77, Plat Book 77, Page 27 et seq., and Plat Book 80, Page 55 et seq., all of the records of the Recorder of Franklin County, Ohio, among other things, created under Article XII thereof certain restrictions ("the Use Restrictions"), on the real property described in Exhibit A, attached hereto and made a part hereof.

B. Pursuant to the provisions of the second paragraph of Section 2 of Article XIII of the limited warranty deeds, the Board of Trustees of Brookstone Community Association, Inc. ("the Association"), an Ohio non-profit corporation consisting of property owners subject to the Use Restrictions and other restrictions, was authorized and empowered to amend the Use Restrictions.

C. The Board of Trustees of the Association have determined that certain amendments to the Use Restriction hereinafter set forth are desirable and have adopted the same.

Amendments

NOW THEREFORE, the undersigned president and secretary of the Association, hereby certify that at a duly called and noticed meeting of members of the Board of Trustees of the Association on August 3, 1999, at which a quorum was present, the Board of Trustees duly adopted the following amendments to the Use Restrictions:

Section 2. Antennas. The following sentences are added at the end of Section 2 of Article XII:

"However, a "dish" antenna that is one meter (39") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, may be installed. The location of such antenna shall be as unobtrusive as possible."

Section 7. Pets. The words "no more than a total of two (2) dogs, cats, or other" are deleted from the first sentence of this section. The word "shall" in the third sentence of this section is replaced by the word "may", the word "dogs" appearing at the end of the third sentence of this section is replaced by the word "pets", and the following sentence is added at the end of this section:

"Owners shall clean up after their pets."

Section 12. Hobbies. The following sentence is added at the end of this section:

"Portable sports and play equipment may be considered an exception to this restriction if it is reasonably managed and put away after use and does not become a permanent fixture on the property."

Section 16. Exterior Materials and Colors. The following sentences are added at the end of this section:

"Decks, porches, wooden steps, etc., shall be painted the same color as the house or trim. They may also be painted a natural wood stain. In no case may a wood structure be left to naturally weather."

CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
NOT NECESSARY
NOV 19 1999
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO