

MPLANE ...
No: ...

First Amendment To The Declaration
Of Covenants, Conditions, And Restrictions
For Windsor Woods Subdivision
By Perry Homes, Inc., An Ohio Corporation, Its Declarant

CUYAHOGA COUNTY RECORDER
PATRICK J. O'MALLEY
DEED 04/09/1999 03:06:30 PM
199904090931

WHEREAS, PERRY HOMES, INC., as Declarant, previously recorded a certain Declaration of Covenants, Conditions and Restrictions for Windsor Woods Subdivision upon the land within Broadview Heights, Ohio, being developed as a single family home subdivision, in Volume 98-11834, Page 56 of Cuyahoga County, Records; and

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, at any time a Class B Membership exists, Declarant may amend the Declaration by recorded written instrument executed solely by Declarant;

WHEREAS, Declarant desires to amend Articles VIII and IX of the Declaration:

NOW, THEREFORE, Declarant hereby makes the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windsor Woods Subdivision, which shall constitute covenants running with the land and shall be binding on all members of the Association, as defined in the Declaration, together with all their grantee's, successors, heirs, personal representatives, legal representatives and assigns.

1. Article VIII, Section 11 is amended by deletion of the last sentence of the paragraph.
2. Article VIII, Section 12 is deleted.

~~Article IX, Section 2(c)~~ is deleted, and the following inserted in its place:

"Each living unit lot shall be fully landscaped in compliance with all city requirements, including lawns and shrubbery within nine (9) months of occupancy."

~~Article IX, Section 2(d)~~ is deleted, and the following inserted in its place:

"No less than of seventy-five percent (75%) of the surface area, excluding windows, of the front elevations of each Living Unit must be composed of brick, stone, cultured stone, EIFS (Dryvit), or stucco."

Except as amended by this First Amendment, the Declaration remains unmodified and in full force and effect.

In witness whereof, Perry Homes, Inc. has executed this First Amendment this 31 day of March, 1999.

Signed and acknowledged
in the presence of:
Mary DeFranco
Print Name MARY DEFRANCO
Rosalie Fekete
Print Name ROSALIE FEKETE

DECLARANT:
Perry Homes, Inc.
By: Gene Troiano
Gene Troiano, its TREASURER

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STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Perry Homes, Inc., an Ohio corporation, by Gene Troiano, its TREASURER, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation and his free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Seven Hills, Ohio this 31 day of MARCH, 1999.

Mary DeFranco

Notary Public
MARY DeFRANCO
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Jan. 11, 2003

This instrument prepared by:

CONWAY, MARKEN, WYNER,
KURANT & KERN, Co., L.P.A.
30195 Chagrin Blvd., Suite 300
Cleveland, Ohio 44124