

# COUNTY OF LAKE

2005R012444

LAKE COUNTY OHIO  
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FRANK A SUPONCIC  
LAKE COUNTY RECORDER

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## IMPORTANT RECORDING INFORMATION

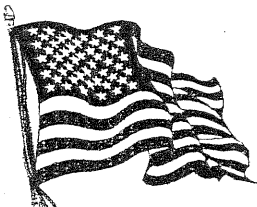
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## Thank You

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



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AMENDMENT AND ADDITIONS TO THE MASTER  
DECLARATION OF COVENANS, CONDITIONS AND RESTRICTIONS  
FOR LOT NOS. 1 THROUGH 252, INCLUSIVE,  
LAKE ERIE SHORES, PHASE I, II, III AND, NORTH SHORE ESTATES.  
PHASE V, LOTS I THROUGH 56, INCLUSIVE ALL SUBSEQUENT FURTHER  
PHASES, PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO  
("Amended Declaration")

THIS AMENDMENT TO THE DECLARATION is made as of this 28<sup>th</sup> day of March, 2005.

Recitals

**WHEREAS**, Declarant filed with the Lake County Recorder on May 9, 2002, at Volume 2002R023781, page(s) 25, the Declaration of Covenants, Conditions and Restrictions for Lot Nos. 1 through 102, Inclusive, Lake Erie Shores, Phase I and its future phases, Painesville Township, Lake County, Ohio ("Declaration") for certain real property in the Township of Painesville, Lake County, Ohio, owned by Declarant and ;

**WHEREAS**, Declarant reserves the right from time to time to amend the conditions of the Declaration in accordance with Article XI, Section 6C- Amendment of Master Declaration;

**WHEREAS**, Declarant is desirous of amending the conditions of Declaration by this Amendment to the Declaration as provided below.

**NOW, THEREFORE**, Declarant, for itself and his successors and assigns, amends and inserts new the conditions of the Declaration as follows:

1. Article IV Common Areas; Neighborhoods Section 3, Use of Common Areas to be added and to read Common Areas and street parking within North Shores Estates will be for exclusive use of North Shore Estates residents.
2. Article VII- Section 4-Signs to include the following for North Shore Estates only, all builders and Real Estate signs will be same in design, color, verbiage, and size for owners of lot to install- no subplot/builder signs will vary from standard. Builder and owner to purchase signs from developers sign company.
3. Article VII- Section 16, Residential requirements to be amended , "only for the single family units being constructed on the North Side of Lake Road", North Shore Estates, lot numbers 1 though 56. Paragraph 6 of Addendum to the Declarations dated October 20, 2004, also to be amended within these same provisions:

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16a- i) One story single family residence minimum 1800 square feet. ii) One and one half story single family residence minimum 2200 square feet. iii) Two story single family residence, minimum 2400 square feet.

16b- All garages must be at least 2 car and no less than 24 ft by 24 ft in dimensions measured from outer walls.

16f. All houses shall have brick or stone, or dryvit, to grade, entire perimeter of foundation, no exposed block or unfinished cement walls. 100% of front elevation to be of a natural product, i.e. stone, brick, cedar, dryvit and vinyl shake designed horizontal siding being permitted. Garage wall on lots 2, 33 and 38 to be natural product as on front elevation do to their exposure to the main street.

16k. No exterior storage sheds of any type can be placed on property of any units on lots 1 through 56. All storage must be incorporated within the structure. Small patio storage containers placed within patio areas are permitted.

16p. Rear yard fencing will be permitted but must be a uniform style and color for all lots 1 through 56 and have a maximum height of 48". Same style fencing placed only around in ground pools to be 60". Only style permitted to be Classic Style Black Aluminum same as installed at entry way to North Shore Estates. Sample provided by developer.

16o. To be amended for North Shore Estates Lots, all mailboxes will be of standard approved North Shore Estates style, design provided by developer, for builder or owner to include with each completed home site and purchased by owner or builder. No additional news paper boxes and posts permitted along side of mail box.

16r. To be inserted into restrictions and to read as follows: No above ground swimming pools. All pools must be into ground with proper approved North Shore Estates fencing.

16s. To be inserted into restrictions and to read as follows: All lot owners must have their own temporary electric power set in place prior to start of construction of home.

16t. To be inserted into restrictions and to read as follows: All lot owners or builders must provide temporary port-a-johns and trash dumpster on each lot unless they have adjoining lots.

16u. Item appearing on addendum of October 20, 2004, reference to rubbish hauling, to be changed only numerically from 16o to 16u do to duplication of numbering.

IN WITNESS WHEREOF, LAKE ERIE SHORES DEVELOPMENT, LLC has signed this document this 28<sup>th</sup> day of March, 2005.

Signed and acknowledged

Lake Erie Shores Development, LLC

In the presence of:

Heidi Bajar

Michael DiSanto

(print witness name)

Michael DiSanto

Its: President

STATE OF OHIO )  
MEDINA ) SS:  
COUNT OF ~~CUYAHOGA~~ )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named LAKE ERIE SHORES DEVELOPMENT, LLC and Ohio limited liability company, by MICHAEL DISANTO, its President, who acknowledged that he did sign the foregoing instrument on behalf of such limited liability company, and the same is their free act and deed as such President and the free act and deed of the limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Solon, Ohio, this 28<sup>th</sup> day of March, 2005.

Gail DiPerna  
Notary Public



GAIL DIPERNA  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
August 24, 2008