

MEDINA COUNTY RECORDER
NANCY ABBOTT

19980R016355

1998-10-01 14:45:28

RECORDING FEE 68.00
DOCUMENT TYPE: DECL.
PAGES: 15

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*Variance for decks & patios
JTB*

MEDINA COUNTY RECORDER

NANCY L. ABBOTT

(DO NOT REMOVE THIS COVER SHEET. THIS IS THE FIRST
PAGE OF THIS DOCUMENT.)

**AMENDMENT CERTIFICATE AMENDING
MASTER DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS OF THE HOLLOW OF
FOX MEADOW**

THIS AMENDMENT CERTIFICATE to the Declaration of Covenants, Conditions, Easements and Restrictions of The Hollows of Fox Meadow ("The Hollows Declaration") is made on the date hereinafter set forth by Pride One, Inc., as the successor and assign of the Original Builder Ray Jenny Construction Company under the Declaration of Covenants, Conditions, Easements and Restrictions of The Hollows of Fox Meadow recorded at Vol. OR 1202 Pages 93-144 of the Medina County Official Records.

WHEREAS, Section 14.12(a) of The Hollows Declaration permits the Builder, as that term is defined in Section 2.2(c) of The Hollows Declaration, and any successor or assign of that Builder designated as such under The Hollows Declaration, to amend The Hollows Declaration so long as that successor or assign is the owner of a fee simple interest in property in The Hollows; and

WHEREAS, Pride One, Inc. as the designated successor of the Builder, Ray Jenny Construction Company, is the owner of a fee simple interest in property in The Hollows; and

WHEREAS, Pride One, Inc. has determined in its judgment the purposes of the general plan of development of the Living Units and Vacant Sublots in The Hollows will be better served if certain sublots are permitted to have patios and decks of a certain configuration and dimension set forth herein; and

WHEREAS, Pride One, Inc. has determined that such amendment and modification will not materially and adversely affect the value of existing Living Units or Vacant Sublots or permit Living Units or Vacant Sublots from being used by the owners thereof in the same manner that they were used prior to the adoption of the amendment and modification; and

WHEREAS, Pride One, Inc. obtained the approval of Montville Township of the patios and decks of these dimensions and configurations by use of the variance procedure before the Montville Township Board of Zoning Appeals, which granted written variances on ~~May~~ April 13, 1998.

NOW, THEREFORE, Pride One, Inc. hereby amends the above-mentioned Declaration, including all previous amendments thereto, by determining that on the following sublots in The Hollows there may be constructed a deck or patio conforming to the following

dimensions and configuration: Sublots 7 and 10 through 16 are each entitled to a variance to a maximum of 15 feet from the 100 foot required setback to allow open air, ground floor patios or decks to be built into the buffer zone/green space. Further, grade level patios and ground floor decks are permitted for the interior lots at The Hollows to a maximum depth of 15 feet.

This Amendment Certificate applies to the real property described on Schedule 1 attached hereto and made a part hereof.

Except as modified and amended herein, The Hollows Declaration remains in full force and effect as previously recorded and, if applicable, amended.

IN WITNESS WHEREOF, Pride One, Inc. has executed this Amendment Certificate at Medina, Ohio this 21st day of September, 1998.

WITNESSES:

Eva M. Espinoza

PRINT NAME: EVA M. ESPINOZA

M. L. Luttrell

PRINT NAME: M. L. Luttrell

PRIDE ONE, INC.

By: [Signature], President

PRINT NAME: Douglas C. Lecha

By: [Signature], Secretary

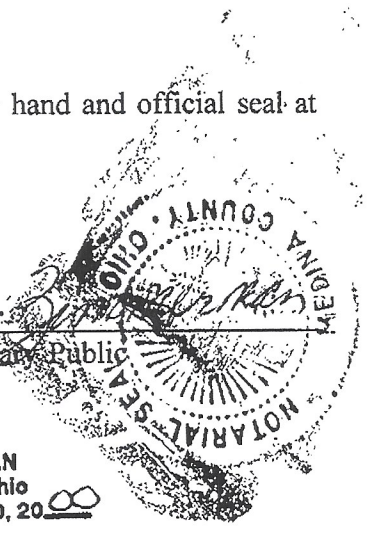
PRINT NAME: J. C. FLORES

STATE OF OHIO)
) SS:
COUNTY OF MEDINA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Douglas C. Leck and J. C. Fiume, President and Secretary, respectively, of Pride One, Inc., who acknowledged that they did sign the above instrument and that the same is their free act and deed on behalf of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Medina, Ohio this 21st day of September, 1998.

Sherry A. Zimmerman
Notary Public
SHERRY A. ZIMMERMAN
Notary Public, State of Ohio
My Commission Expires July 20, 2000



<i>S/L Number</i>	<i>Address</i>	<i>Perm Parcel No.</i>
S/L 1	4216 Scenic Way	030-11A-12-041
S/L 2	4210 Scenic Way	030-11A-12-042
S/L 3	4206 Scenic Way	030-11A-12-043
S/L 4	4200 Scenic Way	030-11A-12-044
S/L 5	4196 Scenic Way	030-11A-13-018
S/L 6	4194 Scenic Way	030-11A-13-019
S/L 7	4192 Scenic Way	030-11A-13-020
S/L 8	6261 Hollow Lane	030-11A-12-045
S/L 9	6255 Hollow Lane	030-11A-12-046
S/L 10	6249 Hollow Lane	030-11A-12-047
S/L 11	6241 Hollow Lane	030-11A-12-048
S/L 12	6233 Hollow Lane	030-11A-12-049
S/L 13	6225 Hollow Lane	030-11A-12-050
S/L 14	6223 Hollow Lane	030-11A-12-051
S/L 15	6221 Hollow Lane	030-AA1-12-052
S/L 16	6220 Hollow Lane	030-11A-12-053
S/L 17	6222 Hollow Lane	030-11A-12-054
S/L 18	6226 Hollow Lane	030-11A-12-055
S/L 19	6230 Hollow Lane	030-11A-12-056
S/L 20	6236 Hollow Lane	030-11A-12-057
S/L 21	6240 Hollow Lane	030-11A-12-058
S/L 22	6246 Hollow Lane	030-11A-12-059
S/L 23	6250 Hollow Lane	030-11A-12-060
S/L 24	6254 Hollow Lane	030-11A-12-061
S/L 25	6260 Hollow Lane	030-11A-12-062
S/L 26	6262 Hollow Lane	030-11A-12-063
S/L 27	6264 Hollow Lane	030-11A-12-064
S/L 28	6266 Hollow Lane	030-11A-12-065
S/L 29	6268 Hollow Lane	030-11A-12-066
S/L 30	6270 Hollow Lane	030-11A-12-067
S/L 31	6272 Hollow Lane	030-11A-12-068
S/L 32	6274 Hollow Lane	030-11A-12-069
S/L 33	6276 Hollow Lane	030-11A-12-070
S/L 34	6278 Hollow Lane	030-11A-12-071
S/L 35	6280 Hollow Lane	030-11A-12-072

10355-4
~~OR-1202-PC-144~~

RECORD OWNER: PRIDE ONE FOX MEADOW LTD.
TRANSFER DATE: 11/19/97
TRANSFER TAX: \$2775.00
DEED VOLUME: OR 1300/546

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: SEE ATTACHED
LOT SIZE: SEE ATTACHED

ATTN: Jerry Fiume

September 21, 1998

97110502,SAZ

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in Township of Montville, County of Medina and State of
Ohio and known as being the whole of Sublot Nos. 1, 2, 3, 4, 5, 6, 7,
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26,
32 and 33 in the Hollows of Fox Meadow Subdivision of part of
Original Montville Township Lot 42, as shown by the recorded plat
in Volume 27 of Maps, Page 88 of Medina County Records, be the same
more or less, but subject to all legal highways.

- (Permanent Parcel No. 030-11A-12-041 - S/L 1)
- (030-11A-12-042 - S/L 2)
- (030-11A-12-043 - S/L 3)
- (030-11A-12-044 - S/L 4)
- (030-11A-13-018 - S/L 5)
- (030-11A-13-019 - S/L 6)
- (030-11A-13-020 - S/L 7)
- (030-11A-12-047 - S/L 10)
- (030-11A-12-048 - S/L 11)
- (030-11A-12-049 - S/L 12)
- (030-11A-12-050 - S/L 13)
- (030-11A-12-051 - S/L 14)
- (030-11A-12-052 - S/L 15)
- (030-11A-12-053 - S/L 16)
- (030-11A-12-054 - S/L 17)
- (030-11A-12-055 - S/L 18)
- (030-11A-12-056 - S/L 19)
- (030-11A-12-057 - S/L 20)
- (030-11A-12-058 - S/L 21)
- (030-11A-12-059 - S/L 22)
- (030-11A-12-060 - S/L 23)
- (030-11A-12-061 - S/L 24)
- (030-11A-12-062 - S/L 25)
- (030-11A-12-063 - S/L 26)
- (030-11A-12-069 - S/L 32)

16355-5

PREMISES: 4194 SCENIC WAY (S/L 6), MEDINA

RECORD OWNER: HARRY W. POWELL
TRANSFER DATE: 5/28/98
TRANSFER TAX: \$645.00
DEED VOLUME: 1320/578

P.P.N.: 030-11A-13-019

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

ATTN: Jerry Fiume

September 21, 1998

98010205,SAZ

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 6 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-13-019)

16355-6

PREMISES: SCENIC WAY (S/L 8), MEDINA

RECORD OWNER: WILLIAM B. CASSEL AND CLARISSA R. CASSEL
TRANSFER DATE: 1/27/98
TRANSFER TAX: \$555.00
DEED VOLUME: OR 1306/750

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-045

ATTN: Jerry Fiume

September 22, 1998

98092103, SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 8 in The Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records.
(Permanent Parcel No. 030-11A-12-045)

14355-27

PREMISES: 6264 HOLLOW LANE (S/L 27), MEDINA

RECORD OWNER: JO BUCK
TRANSFER DATE: 2/10/98
TRANSFER TAX: \$EXEMPT
DEED VOLUME: OR 1308/100

P.P.N.: 030-11A-12-064

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

ATTN: Jerry Fiume

September 30, 1998

98092902,SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 27 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-12-064)

16355-8

PREMISES: 6266 HOLLOW LANE, MEDINA

RECORD OWNER: THOMAS T. WISNER AND GAYLE C. WISNER
TRANSFER DATE: 4/27/98
TRANSFER TAX: \$645.00
DEED VOLUME: OR 1316/557

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-065

ATTN: Jerry Fiume

September 21, 1998

98032405,SAZ

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State
of Ohio and known as being the whole of Sublot 28 in The Hollows of
Fox Meadows Subdivision of part of Original Montville Township Lot
42, as shown by the recorded plat in Volume 27 of Maps, Page 88 of
Medina County Records.
(Permanent Parcel No. 030-11A-12-065)

10355-9

PREMISES: 6268 HOLLOW LANE (S/L 29), MEDINA

RECORD OWNER: RODGER P. WODGIK AND JANICE J. WODGIK
TRANSFER DATE: 12/15/95
TRANSFER TAX: \$180.00
DEED VOLUME: OR 1117/167

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-066

ATTN: Jerry Fiume

September 30, 1998

98092903,SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 29 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-12-066)

10355-10

PREMISES: 6270 HOLLOW LANE (S/L 30), MEDINA

RECORD OWNER: RICHARD G. BARTH AND MELISSA A. BARTH

TRANSFER DATE: 4/24/96

TRANSFER TAX: \$1350.00

DEED VOLUME: OR 1166/310

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-067

ATTN: Jerry Fiume

September 30, 1998

98092904, SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 30 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-12-067)

16355-11

PREMISES: 6272 HOLLOW LANE (S/L 31), MEDINA

RECORD OWNER: SYLVIA A. KEBERLE
TRANSFER DATE: 3/18/98
TRANSFER TAX: \$210.00
DEED VOLUME: OR 1311/872

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-068

ATTN: Jerry Fiume

September 30, 1998

98092905, SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 31 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-12-068)

14355-12

PREMISES: 6278 HOLLOW LANE (S/L 34), MEDINA

RECORD OWNER: JOAN C. TUCHEK, TRUSTEE

TRANSFER DATE: 1/14/97

TRANSFER TAX: \$EXEMPT

DEED VOLUME: OR 1269/502

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-071

ATTN: Jerry Fiume

September 30, 1998

98092906, SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 34 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-12-071)

10355-13

PREMISES: HOLLOW LANE (S/L 35), MEDINA

RECORD OWNER: RICHARD A. BONITZ AND JOYCE M. BONITZ

TRANSFER DATE: 10/04/96

TRANSFER TAX: \$180.00

DEED VOLUME: OR 1233/842

PRIDE ONE INC
PO BOX 443
107 NORTH COURT ST
MEDINA OH 44258-0443

P.P.N.: 030-11A-12-072

ATTN: Jerry Fiume

September 30, 1998

98092907, SMR

This description is furnished without any title
examination and is therefore not guaranteed.

Situated in the Township of Montville, County of Medina and State of Ohio and known as being the whole of Sublot No. 35 in the Hollows of Fox Meadow Subdivision of part of Original Montville Township Lot No. 42, as shown by the recorded plat in Volume 27, Page 88 of Medina County Records, be the same more or less, but subject to all legal highways. (Permanent Parcel No. 030-11A-12-072)

PREPARED BY: LENDER

16355-14

Exhibit "A"
Legal Description of Property

Situated in the Township of Montville, County of Medina, State of Ohio and known as being part of original Montville Township Lots 41, 42, 51 and 52 and further known as Cluster Block D as shown on The Fox Meadow Subdivision Phase 1 Plat as recorded in Plat Volume 26, Page 150 of Medina County Records, be the same more or less,

Permanent Parcel No. 030-11A-17-004

See attachment for list of sub lot numbers, street addresses and permanent parcel numbers.

SCHEDULE 1

~~OR 1202 PG 143~~

16 355-15