

Petition to Amend the Restrictive Covenants Forest Ridge Phases One-Five

Whereas, Section 19 of the Restrictive Covenants in Forest Ridge Phases One-Five provides that these Restrictive Covenants may be amended if "an appropriate instrument signed by the majority of the then owners of the Lots in this development has been recorded, agreeing to change the covenants in whole or in part"; and



Whereas, the board of trustees for the Forest Ridge Homeowners Association, Inc. desires to present to the owners of Lots in Forest Ridge Phases One-Five, several proposed changes to the Restrictive Covenants as set forth in this petition; and

NOW, THEREFORE, the board proposes the follow changes to the Restrictive Covenants for Phases One through Five and if a majority of owners of Lots in all such phases agrees and signs this petition, then the board will cause the appropriate instrument to be recorded. The proposed changes are to Sections (1), 2(B), 2(D), 2(F), and 2(G); Section 3; Section 8; Section 12; Section 13; and Sections 14 and 14(A) (proposed changes in yellow):

1 No property shall be used as a hotel, rooming house, boarding house, group home, half-way house or other type of group or communal living by ~~persons not related by blood or marriage. A blood relative shall be defined to include only the following: parents and children or step children; brother and sister; half brother and half sister; adopted children and children of a spouse; grandparents and grandchildren; aunts, uncles, nephews and nieces; and first cousins.~~

2B A hard-surfaced driveway of concrete shall be constructed on the property no later than six (6) months from the time of occupancy of the property.

i. Any extensions must to match the exiting driveway material

2D Roofs must be shingle style only and must be of similar color pallet. Any other then asphalt shingles must have prior approval by the Board of trustees.

2F The lot owners shall maintain a general good appearance of said premises and shall in no case allow weeds to grow on any part of said lot including easements reserved for public utilities and the land lying between the front lot line and the road improvement. A lawn shall be planted and seeded within six (6) months after occupancy of the residence.

ii. All trees/shrubbery shall maintain a general good appearance of said premises and shall not impede the use of public sidewalks sidewalk.

iii. Sidewalks and the street shall be cleared in a timely manner of grass clipping after completing lawn care/maintenance.



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Portage County Ohio
Lori Calcei County Recorder

File **202409815**

2G "Mini-barns" may be constructed upon said premises for the storage of lawn equipment, bicycles and other items, so long as such "mini-barns" are erected and constructed pursuant to the following specifications: Such buildings shall be of wood construction, painted either white or the color of the dominant color of the dwelling on the premises, with a shingle roof matching the shingles on the dwelling on the premises, and shall be of a construction size not less than 64 square feet, nor more than 144 square feet, and shall not be more than 9 feet in height. Such "mini-barns" shall be constructed only in the rear yard and shall be at a location approved by the Board of Trustees, but not nearer than ten (10) feet from any rear or side lot line. Such "mini-barns" shall be maintained in a good state of repair. Only one "Mini-Barn" shall be permitted on the property.

3 Motor homes, campers, travel trailers, boats, ~~truck~~, construction vehicle or any other recreational vehicle shall be parked in garages at all times. Any such vehicle which is too large to fit entirely within a garage shall not be parked in the allotment.

8 No mailbox or newspaper delivery receptacle shall be erected or maintained on the premises except those provided by or approved by the Board of Trustees. All mailboxes must be uniform and well maintained.

12 Any containers used in connection with trash, garbage and recycle, if placed outside the residence, must be concealed from view and protected from animals using a permanent structure that is high enough to conceal bins from view.

13 No homeowner or guest of a homeowner shall park any vehicles on said lawns or allow habitual/ overnight street parking.

14 In-ground, above ground, and small portable inflated pools for children shall be permitted, in-ground and above ground pool require site plan approval by the Board of Trustees for the Homeowners Association prior to installation. All swimming pools, both in-ground and above ground, must have an approved Ravenna Township Zoning Certificate prior to approval by the Board of Trustees. Also, above ground pools that are 54 inches or lower must have a fence around the top of the pool and a locking ladder or gate, in-ground pools shall be enclosed by a fence. All fencing must conform to Ravenna Township Zoning regulations. Furthermore, all pools must be well maintained and kept in good visual appearance. Pool equipment sheds must be within the fenced area. Board of Trustees shall have the discretion and authority to determine what constitutes good visual appearance.

- a. Site plan approval governed by the Board of Trustees of the Homeowners Association for above ground pools includes, but is not limited to the following requirements:
 - i. Only rectangular and round above ground pools are permitted.

- ii. Round pool sizes include: no sizes smaller than 21 feet in diameter or larger than 30 feet in diameter are permitted.
- iii. Rectangular pool sizes include: no sizes smaller than 12 feet wide by 20 feet long or larger than 18 feet wide by 32 feet long. Rectangular size requirements are for pool water dimensions only. Pool entrance decking that is part of the rectangular pool installation package is permitted as long as the setback requirements are followed.
- iv. No above ground pools can be placed or installed in the front yard on any lot or premises.
- v. All above ground pools must adhere to setback requirements that include: not nearer than 10 feet from any side lot line and not nearer than 20 feet from any rear lot line.
- vi. All above ground pools must have no smaller than 48 inch (4 feet) in height side walls which is measured from ground level to the top of the pools side walls.
- vii. All above ground pools shall have a ladder that can be detachable or a locking device to prevent unwanted entrance into the pool when not in use.

79 / 105

Name (please print):	Signature:	Address:	Date:
1. CATHERINE RAWLINGS	<i>Catherine Rawlings</i>	5273 Cross Timbers	7/13/23
2. Andrea Gibson	<i>Andrea Gibson</i>	Andrea Gibson	7/13/23
3. CHRISTINE MUCCINO	<i>Christine Muccino</i>	3070 Hidden Brook	7/13/23
4. Tracey Yinke	<i>Tracey Yinke</i>	3061 Hidden Brook	7/13/23
5. Bambi Simon	<i>Bambi Simon</i>	3077 Hidden Brook	7/13/23
6. Mary Beth	<i>Mary Beth</i>	5707 Ashton Way	7/13/23
7. Mike Haase	<i>Mike Haase</i>	5721 Ashton Woods Ct	4/2/23
8. Howard Bliss	<i>Howard Bliss</i>	5718 Ashton Woods	4/2/23
9. Ashley Atman	<i>Ashley Atman</i>	3133 Hidden Brook Drive	7/13/23
10. Jean Coia	<i>Jean Coia</i>	3149 Hidden Brook Dr	7/13/23
11. MICHELE MOLEDA	<i>Michele Molodan</i>	3155 HIDDEN BROOK DR	7/13/23
12. PAUL AARMS	<i>Paul Arms</i>	3181 HIDDEN BROOK DR	7/13/23
13. JONNY JOHNSON	<i>Jonny Johnson</i>	3150 HIDDEN BROOK DR	7/13/23
14. Michael Chalkwater	<i>Michael Chalkwater</i>	5642 Cross Timbers Cir	7/13/23
15. William & WISNIEWSKI	<i>William & WISNIEWSKI</i>	5682 CROSS TIMBERS CIR	7-13-23
16. James P Wilson	<i>James P Wilson</i>	3078 Hidden Brook Dr	7-16-2023
17. MARGAN MCCOY	<i>Margan McCoy</i>	3060 Hidden Brook Dr	7/16/23
18. Rachelle Smith	<i>Rachelle Smith</i>	3071 Hidden Brook Dr	7-16-23
19. TODD JOINER	<i>Todd Joiner</i>	3119 Hidden Brook	7-16-23
20. Tim WASEK	<i>Tim Wasek</i>	5698 Cross Timbers Cir	7-16-23
21. JIM VAN METER	<i>Jim Van Meter</i>	5710 HALWICK DR.	7-19-23

22. Bethany Ohl Denayon 5704 Halwick Dr. 7/21/2023
23. JOHN YOUNTAS John Yountas 3189 HIDDEN BROOK 7-21-23
24. Jill Skiven Jill Skiven 3107 Hidden Brook 7/21/23
25. JUOZAS RASZUSKA 5697 Halwick 7-21-2023
26. Daniel Corvia 5698 Halwick 7-21-23
27. Hori A. Matulka 5686 Halwick Dr 7/21/23
28. DUFF Futo 95 ft 5693 Halwick Dr, Ravenna, Ohio 44266 7-21-23
29. CHRIS RINK 5697 HALWICK DR 7/21/23
30. Kelley King Kelley King 5680 Halwick Dr. 7/21/23
31. Glenn Niedergall Glenn Niedergall 5668 Halwick Dr. 7/21/23
32. Robert Hambleton 5667 Halwick Drive 7/21/23
33. TANNER DAVIS 3121 Westwood DR 7/21/23
34. Brianna Murphy 3131 Westwood Dr 7/21/23
35. Cindy Pollock 5640 Chudwell Circle 7/24/23
36. CLYDE MAURET 5443 CHADWELL DR 7/24/23
37. Darlene J Lewis 3351 Stonington Circle 7-24-23
38. LEE JORDAN Lee Jordan - 5713 HALWICK DR 9/21/23
39. David Profusek 5701 Halwick Dr. 7/25/23
40. Dawn George Dawn George 3141 Westwood Dr. 7/27/23 7-27-23
41. Patrick Slaughter 3151 Westwood Dr. Ravenna OH
42. Rachel Hula 3181 Westwood Dr. Ravenna, OH 7-27-23
43. Holie Moore 3173 Westwood DR Ravenna 7-27-23
44. Robyn McKenzie 3157 WESTWOOD DR. RAVENNA OH 7-27-23
45. Helen Davis Helen Davis 3154 Westwood Dr. Ravenna 7-27-23
46. Craig Bradman 7416 WOODBROOK PK Ravenna 8-2-23
47. Acale 3408 Hidden Brook Dr. Ravenna OH 8-2-23
48. Lott Elmer 3441 Hidden Brook Dr Ravenna, OH 5/21/24
49. Tom Watal 3449 HIDDEN BROOK DR RAVENNA 5-21-24
50. Penny Sellen 3481 Hidden Brook Dr. Ravenna, OH 5-21-24
51. Cristina Greenly 3339 Stonington Cir 5-21-24
52. King Cathy Stron 3333 Stonington Circle 5-21-24
53. Karen Archibald Karen Archibald 3321 Stonington Cir 5-21-24
54. Jillian Hannah 3346 Stonington Cir 5/21/24 Jillian Hannah
55. Christie Matulka, C. Matulka 3354 Stonington Circle 5-21-24
56. GAIL KORNUC Gail Kornee 3487 Hidden Brook DR 5-21-24
57. KATALIE SCHINDLER 3430 HIDDEN BROOK 5/21/24
58. Thomas Wath 3330 STONINGTON CIRCLE
59. Mica Ocon 389 Green Gate Circle Michael Ocon 6-20/24
60. Kevin Nichols 5692 Halwick Dr. 7/12/24 Kevin Nichols
61. Melissa Carr 5679 Halwick Dr 7/13/24 Melissa Carr
62. Preston Stewart 5685 Cross Timbers Cir 7/13/24 Preston Stewart
63. Brandon 3125 WOODBROOK DR 7/14/24
64. Peter 3886 7/14/24 Lidia Br...
65. Jonathan C. Hrite 3085 Hidden Brook Dr 7/14/24 Jonathan C. Hrite


66. ^{Chuck} Catherine Roudybush - Catherine Roudybush 3105 Hidden Brook Dr. 7/15/2024
67. ~~St. Mary~~ 3118 Hidden Brook ~~Sarah MANSSELL~~ 7/15/2024
68. Carla Ferrell Carla Ferrell 5660 Halwick Dr 7/15/24
69. Erin Niederhill Tom Niederhill 5668 Halwick Dr. 7/21/24
70. Brian Fisher 5701 ~~Glenn Woods~~ 7/21/2024
71. Carol Foster 3095 Hidden Brook Dr. 7/21/24
72. ~~Alison~~ 3198 Hidden Brook 7/22/24
73. ~~Sharon Dennis~~ 3454 Hidden Brook Dr 7/25/24
74. ~~Ellen Wetzel~~ 3465 HIDDEN BROOK DR 7-25-24
75. ~~Bob~~ 3473 Hidden Brook 7-25-24
76. Rachel Corneli 5673 Halwick Drive 7/31/24
77. ~~Rain + Davi's~~ 5626 Chadwell Circle 7/31/24
78. Lindsey Holtman 5623 Chadwell Circle 7/31/24
79. Kirsten Peetz 3178 Westwood Dr 7/31/24 KPeetz
80. ~~Brook Wisniewski~~ 3417 Hidden Brook Dr 7/31/24
81. SUSAN HILL 3373 HIDDEN BROOK DR 7-31-24
82. Dennis Johnson 3289 Green Gate Cir. 7/31/24
83. ~~Stephanie~~ 3290 Green Gate Cir 7/31/24
84. SKYLAR SMOLEK 3165 WESTWOOD DR. 7/31/24
85. Julie Purnell 3162 Westwood Dr 7/31/24

NO ONE
2 living
more
family

FOREST RIDGE HOMEOWNERS ASSOCIATION


Sworn in my presence in Ravenna, Ohio
on 8/13/2024 Michael O'Conna president HOA.

Amber Vallelonga

MICHAEL  Amber Vallelonga
Notary Public
State of Ohio
My Commission Expires
March 16, 2028

Sworn in my presence in Ravenna, Ohio
on 8/13/2024 Dale W. Todd TREASURER

Amber Vallelonga

 Amber Vallelonga
Notary Public
State of Ohio
My Commission Expires
March 16, 2028

11-1230 COURT HOUSE