

# Crooked Tree Estates – Amendment & Easement & Annexation of Section 4A

88088

THE BOARD OF DIRECTORS OF THE  
CROOKED TREE ESTATES ASSOCIATION, INC.  
DO HEREBY AMEND THE ARTICLES OF INCORPORATION AND  
BYLAWS OF THE CROOKED TREE ESTATES ASSOCIATION, INC.  
AS AMENDED, TO READ AS FOLLOWS:

ARTICLE IV  
SECTION 1  
The purpose of the Association shall be to acquire, develop, construct, maintain, improve, manage, operate, control, lease, sell, convey, and otherwise dispose of real property, and to provide for the enjoyment of the same by the members of the Association.

AM 100 20

THIS DOCUMENT CONTAINS  
INFORMATION THAT IS  
EXCLUDED FROM THE  
PUBLIC RECORDS OF THE  
STATE OF TEXAS  
Pursuant to the provisions of  
the Texas Public Information  
Act, Chapter 552, Texas  
Government Code, and the  
Texas Open Records Act,  
Chapter 553, Texas Government  
Code.

68099

AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS AND RESERVATION OF EASEMENTS  
FOR CROOKED TREE ESTATES, SECTION III  
HOME OWNER ASSOCIATION

AND

ANNEXATION  
OF  
CROOKED TREE ESTATES  
SECTION IV A

Dated May 18, 1985

THIS INSTRUMENT PREPARED BY:

Richard Paul Michaelson  
Attorney at Law  
8087 Cincinnati-Dayton Road  
West Chester, Ohio 45069  
(513) 777-2200

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EXHIBIT "A"

Situated in Section 32, Town 4, Range 3 in the City of Mason, Deerfield township, Warren county, Ohio and being more particularly described as follow;

Being all of lots numbered ninety-two (92) through one hundred twenty (120) of Crooked Tree Estates Part four, Block "A" as recorded in Plat book 30, Pages 26 through 28 of the Plat records of Warren County, Ohio Recorder's offices.

Number	Lot
12-32-240-010	92
12-32-240-011	93
12-32-240-012	94
12-32-240-013	95
12-32-240-014	96
12-32-240-015	97
12-32-240-016	98
12-32-240-017	99
12-32-240-018	100
12-32-240-019	101
12-32-240-020	102
12-32-240-021	121
12-32-276-001	103
12-32-276-002	104
12-32-276-003	105
12-32-276-004	106
12-32-276-005	107
12-32-276-006	108
12-32-276-007	109
12-32-276-008	110
12-32-276-009	111
12-32-276-010	112
12-32-276-011	113
12-32-276-012	114
12-32-276-013	115
12-32-216-006	116
12-32-216-007	117
12-32-216-008	118
12-32-216-009	119
12-32-216-010	120

2nd ALL

EXHIBIT "B"

Situated in Section 32, Town 4, Range 3, in The City of Mason, Deerfield Township, Warren County, Ohio and being more particularly described as follows;

Being all of lots numbered forty (40) through ninety (90) of Crooked Tree Estates part three, as recorded in plat book 27, pages 69 through 71, of the plat records of Warren county, Ohio recorders offices.

Number	Lot	Number	Lot
<del>12-32-226-011</del>		12-32-238-015	66
12-32-202-008	40	12-32-238-016	67
12-32-226-012	41	12-32-238-017	68
12-32-226-013	42	12-32-240-001	69
12-32-226-014	43	12-32-240-002	70
12-32-226-015	44	12-32-240-003	71
12-32-226-016	45	12-32-240-004	72
12-32-226-017	46	12-32-240-005	73
12-32-226-018	47	12-32-240-006	74
12-32-226-019	48	12-32-240-007	75
12-32-226-020	49	12-32-240-008	76
12-32-226-021	50	12-32-216-001	77
12-32-226-022	51	12-32-216-002	78
12-32-238-001	52	12-32-216-003	79
12-32-238-002	53	12-32-216-004	80
12-32-238-003	54	12-32-216-005	81
12-32-238-004	55	12-32-214-001	82
12-32-238-005	56	12-32-214-002	83
12-32-238-006	57	12-32-214-003	84
12-32-238-007	58	12-32-214-004	85
12-32-238-008	59	12-32-214-005	86
12-32-238-009	60	12-32-214-006	87
12-32-238-010	61	12-32-214-007	88
12-32-238-011	62	12-32-214-008	89
12-32-238-012	63	12-32-214-009	90
12-32-238-013	64		
12-32-238-014	65		

This AMENDMENT TO DECLARATION, made on the date hereinafter set forth by RNJC, Inc., Rex Mullen, Trustee, hereinafter referred to as "Declarant".

WITNESSETH

Whereas, Declarant is the owner of certain property in the City of Mason, County of Warren, State of Ohio, which has been described as "Exhibit A" in the Declarations and pursuant to Article 7.4 Right to Amend Documents and Article 7.5 Annexation, Declarant does hereby amend said declaration and annex additional property hereinafter referred to as Crooked Tree Estates, Section IV A, which is more particularly described in Exhibit B attached.

1. AMENDMENT TO ARTICLE III

The provisions of the Declaration as delineated in 3.2.2.1. shall be amended and substituted as such:

3.2.2.1 when the total votes outstanding in Class A membership equal the total votes outstanding in the Class B membership for each section.

2. AMENDMENT TO ARTICLE III

3.2.2.2 of the Declaration shall be deleted.

3. AMENDMENT TO ARTICLE IV

The provisions as delineated in 4.3 of the Declaration shall be amended and substituted as such:

4.3 Maximum Annual Assessment. The maximum annual assessment to an owner shall be Eighty Dollars (\$80.00) per lot. Said assessment shall not be due and payable until January 1st of the second anniversary of the recording of the record plat of each section. The Board of Directors may fix the annual

assessment each year (not more than ten percent (10%) above the maximum assessment for the previous year) without a vote of membership.

4. AMENDMENT TO ARTICLE V

The provisions as delineated in 5.2.3 of the Declaration shall be amended and substituted as such:

5.2.3. Siding Materials: The exterior of the residence shall be covered with drop siding wood, stone, rock, brick or stucco. Aluminum and vinyl shall only be used for soffits, trim and incidental items. No asphalt base exterior siding is permitted. The roof shall be covered with wood, composition or asphalt shingle or approved built up roofing. Roll roofing is not permitted. Frame exteriors of all buildings shall be stained, varnished or painted with at least two (2) coats of paint.

5. AMENDMENT TO ARTICLE VI

The provisions as delineated in 6.1.5. of the Declarations shall be amended and substituted as such:

6.1.5. Signage. No sign of any kind shall be displayed to the public view on any Lot except (a) one sign of not more than four (4) square feet advertising the property for sale; (b) and signs used by the builder as designated by the developer, or signs used by the developer to advertise the property during the construction or sale period. Use of the above signage and other temporary signage shall be subject to the approval of the City of Mason.

6. AMENDMENT TO ARTICLE VI

6.1.13 Mail Boxes. Mail Boxes shall be uniform as designated by Developer and/or Association.

7. ANNEXATION OF CROOKED TREE ESTATES SECTION IV A

Pursuant to 7.5 of the Declaration, Declarant does hereby annex additional property referred to as Crooked Tree Estates Section IV A which is more particularly described as Exhibit "B" to the terms of the Declaration signed on September 23, 1993 and to this Amendment to the Declaration.

In WITNESS WHEREOF, the undersigned being the Declarant herein has hereunto set his hand and seal this 18<sup>th</sup> day of May, 1995.

Signed and Acknowledged  
in the Presence of:

Ernest J. Lane  
Lisa Suter

Rex Mullen  
Rex Mullen, Trustee

STATE OF OHIO )  
COUNTY OF BUTLER ) ss

RECEIVED & RECORDED  
DEPT. OF REVENUE  
WARREN COUNTY, OHIO

95 JUN -9 PM 12:24

C.O. VOL. 1109

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The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 1995, by Rex Mullen, Trustee.

Larry R. Williams  
Notary Public

TRANSFER NOT NECESSARY  
NICK NELSON, AUDITOR  
WARREN COUNTY, OHIO

THIS INSTRUMENT PREPARED BY:

Richard Paul Michaelson  
Attorney at Law  
8087 Cincinnati-Dayton Road  
West Chester, Ohio 45069  
(513) 777-2200

LARRY R. WILLIAMS  
Notary Public, State of Ohio  
My Commission Expires Oct. 31, 1997

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