

92777

AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR CROOKED TREE ESTATES, SECTIONS III AND IV A
HOME OWNER'S ASSOCIATION

Dated March 4, 1996

THIS INSTRUMENT PREPARED BY:

David K. Batsche
Attorney At Law
P.O. Box 75
300 W. Main Street
Mason, Ohio 45040
(513) 398-8901

BOOK 1196 PAGE 335

This AMENDMENT TO DECLARATION, made on the date hereinafter set forth by Members and/or Lot Owners of Crooked Tree Estates, Sections III and IV A Home Owner's Association, hereinafter referred to as "Members".

WITNESSETH

Whereas Members are owners of certain property in the City of Mason, County of Warren, State of Ohio, pursuant to Article 7.4 Right to Amend Documents, Members do hereby amend said declaration.

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 redwood or cedar wood, stone, rock, brick, or stucco. Aluminum and vinyl shall only be used for soffits, flashing, rake and gutter boards. Aluminum and vinyl siding components are not permitted. No asphalt-base exterior siding is permitted. To assure "... harmony of external design ..." as required in Section 5.1, the front and both sides of the residence shall be substantially covered with the same material, thereby presenting a consistent appearance. 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.

IN WITNESS WHEREOF, the undersigned herein has hereunto set
her hand and seal as one of the circulators to the attached list
of owners and their signatures.

Signed and Acknowledged
in the Presence of:

David K. Batsche
Marilisa L. Cox

Rebecca Collier
Rebecca Collier

STATE OF OHIO
COUNTY OF WARREN, SS:

The foregoing instrument was acknowledged before me this
4th day of March, 1996.

David K. Batsche
Notary Public

THIS INSTRUMENT PREPARED BY

David K. Batsche
BATSCHKE & PETERS LAW FIRM
300 W. Main Street
Mason, Ohio 45040
(513) 398-8901

TRANSFER NOT NECESSARY
NICK NELSON, AUDITOR
WARREN COUNTY, OHIO



DAVID K. BATSCHKE
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.23 ORC



BOOK 1196 PAGE 337

34 Bx Batsche & Peters

We, the undersigned, agree to the terms of the Amendment dated March 4, 1996.

LOT	OWNER	SIDWELL NUMBER	SIGNATURE
40	RNJC, Inc.	12-32-202-008	
41	NVR Homes, Inc.	12-32-226-012	
42	NVR Homes, Inc.	12-32-226-013	
43	RNJC, Inc.	12-32-226-014	
44	W.R.S. Associates	12-32-226-015	<i>Robert W. S. Associates</i>
45	Broderick, Mark/Lynn	12-32-226-016	<i>Ryan M. Broderick</i>
46	New Age Quality Homes	12-32-226-017	<i>Mark Broderick</i> <i>Ronald Hopewell</i> <i>Steve L. Lott</i>
47	Snodgrass, Daniel/Becky	12-32-226-018	<i>Becky Snodgrass</i>
48	Migal, Clifford/Gloria	12-32-226-019	<i>Clifford A. Migal</i> <i>Gloria J. Migal</i>
49	Campbell, Mark/Teri	12-32-226-020	<i>Mark S. Campbell</i> <i>Teri S. Campbell</i>
50	Means, Dennis/Mary	12-32-226-021	<i>Mary Means</i> <i>Dennis Means</i>
51	Emerson, Frederick/Betty	12-32-226-022	<i>Betty Emerson</i> <i>Frederick Emerson</i>
52	NVR Homes, Inc.	12-32-238-001	
53	Moltors, Thomas/Tracy	12-32-238-002	<i>Thomas Moltors</i> <i>Tracy Moltors</i>
54	Collier, Kenneth/Jul...	12-32-238-003	<i>Kenneth Collier</i> <i>Julia Collier</i>
55	RNJC, Inc.	12-32-238-004	
56	RNJC, Inc.	12-32-238-005	
57	RNJC, Inc.	12-32-238-006	
58	RNJC, Inc.	12-32-238-007	
59	RNJC, Inc.	12-32-238-008	
60	RNJC, Inc.	12-32-238-009	
61	RNJC, Inc.	12-32-238-010	
62	RNJC, Inc.	12-32-238-011	

Part 3

one *two*

We, the undersigned, agree to the terms of the Amendment dated March 4, 1996.

LOT	OWNER	SIDWELL NUMBER	SIGNATURE(S)
63	RNJC, Inc.	12-32-238-012	
64	RNJC, Inc.	12-32-238-013	
65	RNJC, Inc.	12-32-238-014	
66	W.R.S. Associates	12-32-238-015	
67 614	Homerlaw, Ronald/Donna NKA Lot # 91	12-32-238-018	<i>Ronald Homerlaw</i> <i>Donna Homerlaw</i>
68	Ford Homes, Inc. McCartin, Dennis & Holly	12-32-238-017	<i>Dennis McCartin</i> <i>Holly McCartin</i>
69	Leonardi, Louis/Victoria	12-32-240-001	<i>Victoria Leonardi</i>
70	Blanton, Anthony/Lisa	12-32-240-002	
71	McConnell, Dan Collier, Rebecca	12-32-240-003	<i>Dan R. McConnell</i> <i>Rebecca C. Collier</i>
72	Thompson, Jack/Susan	12-32-240-004	
73	NVR Homes, Inc.	12-32-240-005	
74	Belden, Clifford/Renee	12-32-240-006	<i>Clifford F. Belden</i> <i>Renee F. Belden</i>
75	RNJC, Inc.	12-32-240-007	
76	NVR Homes, Inc.	12-32-240-008	
77	RNJC, Inc.	12-32-216-001	
78	Utzler, James Gary/Gina	12-32-216-002	<i>James Gary Utzler</i> <i>Gina Utzler</i>
79	RNJC, Inc.	12-32-216-003	
80	RNJC, Inc.	12-32-216-004	
81	RNJC, Inc.	12-32-216-005	
82	RNJC, Inc.	12-32-214-001	
83	RNJC, Inc.	12-32-214-002	
84	RNJC, Inc.	12-32-214-003	
85	RNJC, Inc.	12-32-214-005 -004	

all (initials)

We, the undersigned, agree to the terms of the Amendment dated March 4, 1996.

Part 3

Part 4
Block A

LOT	OWNER	SIDWELL NUMBER	SIGNATURE(S)
86	RNJC, Inc.	12-32-214-006 -005	
87	RNJC, Inc.	12-32-214-006	
88	RNJC, Inc.	12-32-214-007	
89	RNJC, Inc.	12-32-214-008	
90	NVR Homes, Inc.	12-32-214-009	
92	RNJC, Inc.	12-32-240-010	
93	NVR Homes, Inc. Neubel, Ken/Paula	12-32-240-011 ?	<i>[Signature]</i> <i>Ken Neubel</i>
94	RNJC, Inc.	12-32-240-012	
95	NVR Homes, Inc.	12-32-240-013	
96	RNJC, Inc.	12-32-240-014	
97	Parrott & Strawser Properties	12-32-240-015	<i>[Signature]</i> <i>President</i>
98	Buehler, Joseph/Michelle	12-32-240-016	
99	Dalhart, Mark/Deanne	12-32-240-017	
100	Shields, William G./Theresa	12-32-240-018	<i>[Signature]</i> <i>William G. Shields</i>
101	NVR Homes, Inc.	12-32-240-019	
102	McAdams, David/Sheila	12-32-24-020	<i>[Signature]</i> <i>David McAdams</i>
103	RNJC, Inc.	12-32-276-001	
104	NVR Homes, Inc.	12-32-276-002	
105	Cox, Richard/Ludy	12-32-276-003	<i>[Signature]</i> <i>Richard Cox</i>
106	Schneider, Thomas/De...	12-32-276-004	
107	Lair, Andrew/Ann	12-32-276-005	<i>[Signature]</i> <i>Andrew Lair</i>
108	RNJC, Inc.	12-32-276-006	
109	RNJC, Inc.	12-32-276-007	

all
at 9:00
3 of 4

Crooked Tree Estates - 2nd Amendment (Siding) & Adoption of Code
of Regulations & Annexation of Sections 4B, 5A and 5B

We, the undersigned, agree to the terms of the Amendment dated March 4, 1996.

Page 4
Book 1196

LOT	OWNER	SIDWELL NUMBER	SIGNATURE(S)
110	Schaeffel, Richard March, Karyn	12-32-276-008	
111	Sheeler, Barton/Jennifer	12-32-276-009	<i>Barton Sheeler</i> <i>Jennifer Sheeler</i>
112	RNJC, Inc.	12-32-276-010	
113	RNJC, Inc.	12-32-276-011	
114	RNJC, Inc.	12-32-276-012	
115	Leisinger, Greg/Tammy	12-32-276-013	
116	RNJC, Inc.	12-32-216-006	
117	RNJC, Inc.	12-32-216-007	
118	RNJC, Inc.	12-32-216-008	
119	RNJC, Inc.	12-32-216-009	
120	RNJC, Inc.	12-32-216-010	
121	RNJC, Inc.	12-32-240-021	

all
2

92777

RECEIVED & RECORDED
BETH DECKARD
WASHCO
96 MAR -4 PM 3:49
O.R. VOL 1196
PAGE 335 FEE 34-

346x David Katsche

