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**AMENDMENT TO
PLAT RESTRICTIONS**

This Amendment made as of the date herein set forth by DARROW ROAD INVESTMENT GROUP, INC., an Ohio corporation (the "Allotter").

RECITALS

1. Allotter is the developer of Bradford Oaks Phase I and Bradford Oaks Phase II (collectively the "Allotment") in the Township of Twinsburg, Summit County, Ohio
2. Pursuant to the approval and recording of the plat for the Allotment, Allotter created and recorded those certain "Plat Restrictions for Bradford Oaks" (the "Restrictions") which are applicable to lands embraced within the Allotment. The Restrictions are recorded along with the Allotment plats as Reception Nos. 54560910 and 54560911, Summit County, Ohio, Official Records.
3. Section 16 of the Restrictions reserves to the Allotter the right to amend, change, cancel, or add to any of the Restrictions when it deems such course of action advisable.

NOW, THEREFORE, the undersigned Allotter hereby amends Restrictions to read as set forth in attached Exhibit A.

All other Restrictions shall remain in force and unamended, except that the initial dues for The Bradford Oaks Landowners Association shall be \$300.00 per lot per year, and thereafter as determined by the Association.

IN WITNESS WHEREOF, Allotter has caused this Amendment to be executed this 10th day of June, 2002.

ALLOTTER:
DARROW ROAD INVESTMENT GROUP, INC.

By: Mike Miller

Print Name: Mike Miller

Print Title: President

By: Moise ZAROUK

Print Name: MOISE ZAROUK

Print Title: Secretary

BRADFORD OAKS

EXHIBIT A Plat Restrictions

FOR THE BENEFIT OF EACH AND EVERY LOT OWNER OF LOTS HEREIN, JOINTLY AND SEVERALLY, THE LOTS IN THIS ALLOTMENT, AND THE OWNERSHIP THEREOF, SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS, RESERVATIONS AND RESTRICTIONS WHICH ARE HEREBY MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON EACH AND EVERY OWNER OF LOTS HEREIN AND THE OWNERS HEIRS, SUCCESSORS AND ASSIGNS.

IF ANY OWNER OF ANY LOT(S) HEREIN SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON (S) OR ENTITY (IES) OWNING ANY OTHER LOT (S) HEREIN TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON (S) OR ENTITY (IES) VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT (S) HEREIN AND EITHER TO PREVENT SUCH PERSON (S) OR ENTITY (IES) FROM SO DOING, OR TO RECEIVE DAMAGES FOR SUCH VIOLATIONS.

1. EACH AND EVERY LOT SHALL BE LIMITED TO SINGLE FAMILY RESIDENCE PURPOSES ONLY, AND ACCESSORY FUNCTIONS (INCLUDING: LEGAL HOME OCCUPATIONS) CUSTOMARY INCIDENTAL THERETO.
2. NO MORE THAN ONE RESIDENCE BUILDING MAY BE ERECTED UPON ANY LOT. NO LOT AS PLATTED MAY BE REDUCED IN AREA EXCEPT TO BE DIVIDED AND ATTACHED TO ADJOINING LOTS. TWO OR MORE LOTS MAY BE COMBINED TO FORM ONE RESIDENTIAL BUILDING SITE. ANY BUILDING SITE CONSISTING OF MORE THAN ONE LOT AS PLATTED HEREBY SHALL BE CONSIDERED AS ONLY ONE LOT FOR THE PURPOSES OF THE RESTRICTIONS AND THE BRADFORD OAKS HOMEOWNERS ASSOCIATION.
3. THE ALLOTTER OR ITS ASSIGNS SHALL HAVE ARCHITECTURAL REVIEW AND APPROVAL OF ANY TREE CLEARING OR ANY STRUCTURE OR IMPROVEMENTS OF ANY KIND. SUBSTANTIAL DUPLICATION OF EXISTING OR PLANNED EXTERIOR CHARACTERISTICS OF A RESIDENCE, WITHIN 10 LOTS IN ANY DIRECTION, ON ANOTHER LOT SHALL NOT BE PERMITTED.
4. NO SINGLE STORY RESIDENCE BUILDING MAY BE ERECTED HAVING HEATED YEAR ROUND FINISHED FLOOR SPACE OF LESS THAN 2,100 SQUARE FEET. NO TWO STORY RESIDENCE BUILDING MAY BE ERECTED HAVING HEATED YEAR ROUND FINISHED FLOOR SPACE OF LESS THAN 2,400 SQUARE FEET. FOR THE PURPOSES OF THE FORGOING, THE TERM HEATED YEAR ROUND FLOOR SPACE SHALL NOT INCLUDE: BASEMENTS, GARAGES, BREEZEWAYS, ATTICS, PORCHES OR VERANDAHS.
5. EACH RANCH SHALL HAVE A MINIMUM ROOF PITCH OF 8/12 AND TWO STORY HOMES SHALL HAVE A MINIMUM ROOF PITCH OF 7/12. ALL GABLES AND OVERHANGS ON ALL SIDES SHALL MEASURE A MINIMUM OF EIGHT (8") INCHES.
6. ALL FRONT EXPOSED FOUNDATIONS OF ANY HEIGHT, ALL SIDE EXPOSED FOUNDATIONS IN EXCESS OF 16" AND ALL BACK EXPOSED FOUNDATIONS IN EXCESS



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OF 16" SHALL HAVE A VENEER OF STONE, CULTURED STONE OR BRICK. SIDE OR REAR EXPOSED FOUNDATIONS OF LESS THAN 16' MAY BE OF "FORMED BRICK FINISH".

7. DIRECT VENT FIREPLACES ARE PERMITTED AS LONG AS:

1. NO CANTILEVERED FIRE BOXES ARE PERMITTED
2. PROTRUDING FIREBOXES ARE PERMITTED AT THE REAR OF THE BUILDING BUT MUST HAVE PROPER BASEMENT FOUNDATION DIRECT SUPPORT.
3. NO PROTRUDING BOXES ON THE ENDS OF THE BUILDING.

8. WOOD BURNING FIREPLACES MUST BE OF MASONARY CONSTRUCTION.

9. NO BUILDINGS OR GARAGES MAY BE ERECTED AND MAINTAINED ON ANY LOT NEARER TO THE FRONT OR SIDE STREET LINES THAN THE BUILDING SET BACK LINES SHOWN ON THE PLAT OR WHERE THE ALLOTTER HAS GAINED A VARIANCE FOR THE LOT FROM THE TWINSBURG TOWNSHIP ZONING BOARD OF APPEALS. NOR ANY NEARER THAN 10 FEET TO ANY SIDELINE OR FIFTY FEET FROM THE REAR LINE OR WHERE THE ALLOTTER HAS GAINED A VARIANCE FOR THE LOT FROM THE TWINSBURG TOWNSHIP ZONING BOARD OF APPEALS.

10. ALL UTILITY SERVICE EXTENSIONS TO THE BUILDING SHALL BE INSTALLED UNDERGROUND.

11. NO BASEMENT, TENT, GARAGE, TRAILER OR PARTIALLY COMPLETED STRUCTURE MAY BE USED AT ANY TIME AS A RESIDENCE, TEMPORARILY OR OTHERWISE, ON ANY LOT. NO HOUSE TRAILER, MOBILE HOME, CAMPER, CAMPER TRAILER, COMMERCIAL TRUCK, BOAT, BOAT TRAILER OR OTHER VEHICAL DESIGNED OR USED FOR THE SAME OR SIMILAR PURPOSES MAY BE PERMITTED OR MAINTAINED TEMPORARILY OR OTHERWISE ON ANY LOT UNLESS KEPT OR STORED IN A GARAGE.

12. EACH RESIDENCE SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE, WITH A CONCRETE PAVED DRIVEWAY, CONSTRUCTED CONTEMPORANEOUSLY WITH THE RESIDENCE. THE GARAGE VEHICLE DOOR (S) SHALL NOT DIRECTLY FACE ANY STREET FRONTAGE OF THE LOT ON WHICH IT IS CONSTRUCTED, EXCEPT THAT ON A CORNER LOT THE GARAGE VEHICLE DOOR (S) MAY FACE THE SIDE STREET FRONTAGE IF THE LOT DOESN'T PERMIT A REAR ENTRY GARAGE VEHICLE DOOR. THE ALLOTTER MAY PERMIT A HARDSHIP PETITION FOR A FRONT ENTRY GARAGE ON AN INTERIOR LOT IF THE SHAPE OR TOPOGRAPHY OF THE LOT THAT WOULD MAKE A SIDE OR REAR ENTRY GARAGE ECONOMICALLY UNFEASIBLE AS PART OF A HOME WHOSE FLOOR AREA IS SIMILAR TO THAT OF HOMES ON THE NEIGHBORING LOTS. AN UNUSUALLY LONG FRONT ELEVATION ON A NORMAL WIDTH LOT WILL NOT JUSTIFY A HARDSHIP APPROVAL.

13. THE FOLLOWING TYPE OF IMPROVEMENTS ARE PROHIBITED:

- A. OUTBUILDINGS OR STORAGE SHEDS, AND
- B. HAM RADIO TOWERS, AND
- C. ABOVEGROUND SWIMMING POOLS IN EXCESS OF 8 FOOT IN DIAMETER, AND



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- D. EARTHSTATIONS OVER 18" IN DIAMETER. EARTHSTATIONS 18" OR LESS IN DIAMETER MUST BE IN THE REAR YARD.

14. THE FOLLOWING IMPROVEMENTS ARE REQUIRED:

- A. TWO (2) OAK TREES OF 2" CALIPER ONE FOOT ABOVE THE GROUND ARE TO BE PLANTED IN EVERY INTERIOR LOT.
- B. THREE (3) OAK TREES OF 2" CALIPER OE FOOT ABOVE THE GROUND ARE TO BE PLANTED ON EACH CORNER LOT.
- C. IF THERE IS NOT THE NEEDED SPACE ON ANY GIVEN LOT TO PLANT THE REQUIRED TREES, THEN THE TREES ARE TO BE PLANTED IN ONE OF THE BRADFORD OAKS PARK AREAS.
- D. ALL MAILBOXES ARE TO BE: STEP TWO MAILMASTER STONE HILL PLUS MAILBOXES AVAILABLE FROM THE ALLOTTER, AND
- E. DRIVEWAY POST LIGHT AVAILABLE FROM THE ALLOTTER TO BE PLACED 5 FEET OFF DRIVEWAY AND 5 FEET SET BACK FROM THE RIGHT OF WAY OF THE DRIVEWAY FRONTAGE.

15. NO NUISANCE OR ADVERTISING SIGNS, BILLBOARDS OR SIMILAR DEVICES SHALL BE PERMITTED, ERECTED OR MAINTAINED ON ANY LOT OR PART THEREOF, WITHIN THIS ALLOTMENT, EXCEPT THOSE ADVERTISING THE SALE OF THE PROPERTY ON WHICH THEY ARE LOCATED.

16. ALL SWINGS, TEETER-TOTTERS, SLIDING BOARDS, FORTS, BASKETBALL HOOPS OR COURTS, TENNIS OR VOLLEY BALL COURTS, SWIMMING POOLS OR OTHER RECREATIONAL OR PLAY EQUIPMENT, COURTS OR DEVICES SHALL NOT BE MAINTAINED, INSTALLED OR ERECTED ONLY IN THE SIDE OR REAR YARDS BUT NOT IN FRONT OF THE BUILDING LINE.

17. FENCES AND HEDGES OVER THREE (3') FEET IN HEIGHT MAY NOT BE ERECTED OR MAINTAINED FORWARD OF THE BUILDING LINE SHOWN ON THE PLATS. ANY FENCES OR HEDGES TO THE REAR OF SUCH BUILDING LINE SHALL NOT EXCEED FOUR (4') FEET. NOT WITHSTANDING THE FORGOING, NO CHAIN LINK FENCE OR CYCLONE FENCE SHALL BE PERMITTED ON ANY LOT.

18. NO OUTDOOR LAUNDRY CLOTHES LINES OR OUTDOOR TELEVISION ANTENNAS SHALL BE PERMITTED ON ANY LOT.

19. ALL LAWNS, TREES, HEDGES AND SHRUBS SHALL BE PROPERLY TRIMMED AT ALL TIMES.

20. NO CATTLE, SWINE, POULTRY OR OTHER ANIMALS THAN DOMESTICATED HOUSEHOLD PETS MAY BE KEPT OR HARBORED ON ANY LOT. DOMESTIC PETS SHALL BE LIMITED TO THOSE WHICH LIVE WITHIN THE HOUSE AND SHALL BE LIMITED IN NUMBER TO TWO (2) CATS AND OR TWO (2) DOGS AT ANY TIME. RECENT 'NON-COMMERCIAL

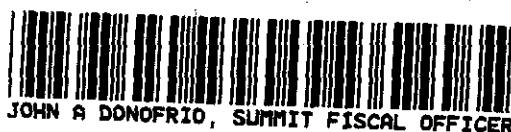


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BREADER' LITTERS ARE ALLOWED UNTIL GOOD HOMES CAN BE FOUND IN A REASONABLE TIME.

21. EASEMENTS TEN FEET IN WIDTH, ADJOINING THE EXTERIOR LINES OF ALL LOTS IN THE DEVELOPEMNT ARE HEREBY RESERVED FOR PUBLIC AND DEVELOPMENT UTILITY PURPOSES.
22. PER THE REGULATIONS OF SUMMIT COUNTY SOIL CONSERVATION AND THE OHIO E.P.A.: DURING CONSTRUCTION LOT OWNERS MUST USE SILT FENCE, STRAW BAILS AND ANY OTHER MEANS NECESSARY TO MINIMIZE EROSION AND KEEP DRAINAGES AND CREEKS AS CLEAN AS POSSIBLE.
23. DURING CONSTRUCTION LOT OWNERS MUST KEEP THE SUBDIVISION AND THE STREETS GIVING ACCESS TO THE SUBDIVISION FREE OF ACCUMULATION OF MUD AND DEBRIS OCCASIONED BY WORK ON OR ABOUT THE SUBDIVISION BY LOT OWNER, IT'S EMPLOYEES OR AGENTS. IF LOT OWNER FAILS TO PERFORM THIS DUTY, THEN ALLOTTER ON ONE DAY WRITTEN NOTICE TO LOT OWNER, MAY CLEAN THE SUBDIVISION AND STREETS, INCLUDING CLEANING AND FLUSHING SEWERS, CATCH BASINS AND INLET BASINS AT LOT OWNER'S EXPENSE. ALLOTTER CAN USE ANY ESCROW DEPOSIT IN LOT OWNERS ACCOUNT AT BUCKEYE RESERVE TITLE TO PAY FOR SAID CLEANING.
24. NO REFUSE PILES, TRASH, JUNK, WEEDS, UNDERBRUSH, ABANDONED VEHICLES OR UNSIGHTLY GROWTHS OF ANY NATURE MAY BE PERMITTED TO GROW OR REMAIN UPON ANY LOT AND THE ALLOTTER SHALL CONTINUE OR RETAIN THE RIGHT, AFTER REASONABLE NOTICE TO ANY OWNER PERMITTING WEEDS, UNDERBRUSH OR OTHER UNSIGHTLY GROWTHS TO GROW OR REFUSE PILES, JUNK, TRASH OR ABANDONED VEHICLES TO REMAIN ON HIS , HER, THEIR OR ITS LOT TO ENTER UPON SUCH LOT OF SUCH OWNER (S) AND SUCH ENTRY SHALL NOT BE DEEMED A TRESPASS. NO OWNER OF ANY LOT SHALL BE PERMITTED TO THROW, CAST, PILE, DUMP OR OTHERWISE PLACE TRASH, CUT GRASS, LEAVES, TREE OR SHRUB TRIMMINGS, PAPER, STONES, BRICK OR OTHER DEBRIS OR REFUSE WITHIN THE STREEE RIGHT OF WAY OR UPON ANY VACANT LOT, WHETHER ADJACENT TO THE LOT (S) OF SUCH OWNER OR NOT, NOR BURN OR ATTEMPT TO BURN ANY SUCH DEBRIS OR REFUSE THEREON, AND THE EXPENSE OF REMOVAL OF SUCH DEBRIS OR REFUSE AS WELL AS ANY DAMAGE RESULTING FROM SUCH BURNING OR ATTEMPTED BURNING MAY BE RECOVERED FROM SUCH OWNER (S), THROWING, CASTING, PILING, DUMPING OR OTHERWISE PLACING ON SUCH VACANT LOT BY THE OWNER (S) OF SUCH VACANT LOT. NO RUBBISH, TRASH, GARBAGE OR WASTE MATERIALS SHALL BE KEPT OUTSIDE ANY RESIDENCE, EXCEPT IN SANITARY CONTAINERS WHICH SHALL BE KEPT (EXCEPT FOR PERIODIC TRASH PICK-UP DAYS) WITHIN ENCLOSED AREAS OR SCREENED FROM PUBLIC VIEW.
25. THESE RESTRICTIONS MAY BE AMENDED OR REVISED BY A FAVORABLE 80% VOTE FROM THE OWNERS OF LOTS SHOWN ON ALL THE PLATS OF BRADFORD OAKS (A TOTAL OF 101 LOTS THUS FAR AND THE NUMBER OF PHASES AND TOTAL NUMBER OF LOTS MAY BE ADDED TO BY THIS ALLOTTER IF IT SO CHOOSES) ON A BASIS OF ONE VOTE PER PLATTED LOT, PROVIDED THE ALLOTTER GIVES ITS CONSENT, IN WRITING, UNTIL ALL OF THE LOTS OWNED BY THE ALLOTTER ARE SOLD.



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26. FAILURE OF THE ALLOTTER TO ENFORCE ANY OF THESE RESTRICTIONS CONTAINED HEREIN SHALL NOT BE CONSTRUED TO BE IN ANY MANNER A WAIVER OF, ACQUIESCENCE IN, OR CONTENT TO A FURTHER OR SUCCEEDING VIOLATION OF THESE REGULATIONS. HOWEVER, THE FAILURE, REFUSAL OR NEGLECT OF THE ALLOTTER TO ENFORCE SAID RESTRICTIONS OR TO PREVENT VIOLATIONS THEREOF SHALL IN NO EVENT MAKE THE ALLOTTER LIABLE FOR SUCH FAILURE, NEGLECT OR REFUSAL.
27. THE ALLOTTER RESERVES THE RIGHT TO AMEND, CHANGE, CANCEL OR ADD TO ANY OR ALL OF THE AFORMENTIONED PROVISIONS WHEN IT DEEMS SUCH COURSE OF ACTION ADVISABLE.
28. THE ALLOTTER RESERVES THE RIGHT TO ESTABLISH GRADES AND SLOPES ON THE PREMISES IN THE ALLOTMENT AND TO FIX THE GRADE AT WHICH ANY BUILDING OR STRUCTURE SHALL BE HEREAFTER ERECTED OR PLACED, SO THAT THE SAME MAY CONFORM TO A GENERAL PLAN WHEREIN EITHER SIDE, HAVING DUE REGARD FOR THE NATURAL CONTOURS AND DRAINAGE OF THE LAND. NO BUILDING SHALL BE ERECTED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE ALLOTTER AS TO COMPLIANCE WITH THESE RESTRICTIONS, QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES AND LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GRADE ELEVATION.
29. LOT OWNERS AND OR BUILDERS, CONTRACTORS, OR SUBCONTRACTORS EMPLOYED BY LOT OWNERS SHALL BE RESPONSIBLE FOR DAMAGE THEY CAUSE TO INCLUDING BUT NOT LIMITED TO: CULVERTS, DITCHES, MANHOLES, UNDERGROUND UTILITIES, CATCH BASINS, CURBS, STORM SEWERS, VALVE BOXES, PAVING, STREET SIGNS, PARK GRASS AREAS, ENTRANCE AND CUL-DE-SAC LANDSCAPING, ENTRANCE, CUL-DE-SAC AND PARK AREAS IMPROVEMENTS AND STRUCTURES. SAID DAMAGE SHALL BE PROMPTLY REPAIRED. THEY SHALL NOT ENTER UPON ANY OTHER LOT WITHOUT PERMISSION OF THE OWNER, AND THEY SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE THEY CAUSE TO THE TREES ON NEIGHBORING LOTS AND PARK AREAS. ALL BUILDING MATERIALS SHALL BE CONFINED TO THE BUILDING SITE. BUILDING DEBRIS SUCH AS TREE TRIMMINGS, CHIPS, STUMPS, LANDSCAPING OR BUILDING WASTES, SHALL BE CLEANED UP AND REMOVED WEEKLY DURING THE BUILDING OPERATIONS.
30. NO DIRT FROM EXCAVATION SHALL BE REMOVED FROM THE ALLOTMENT WITHOUT THE PERMISSION OF THE ALLOTTER. THE ALLOTTER MAY DESIGNATE LOCATIONS WITHIN THE ALLOTMENT WHERE THE DIRT MAY BE PLACED, AND AT NO COST TO THE ALLOTTER.
31. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE DAMAGE BY CONCRETE TRANSIT TRUCKS WHICH SERVE HIS LOT AND WHICH DUMP OR WASH OUT EXCESS CONCRETE AT A LOCATION OTHER THAN THE LOT BEING SERVED.
32. AS USED HEREIN THE TERM "THE ALLOTTER" SHALL INCLUDE THE DEVELOPER, ITS SUCCESSOR OR ASSIGNS, OR ANY OTHER AGENCY TO WHOM ITS FUNCTIONS, RIGHTS, AND DUTIES HERE UNDER HAVE BEEN DELEGATED IN WRITING



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STATE OF OHIO)
) SS.
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, appeared the above-named Michael Miller, the President, and Moise Zarouk, the Secretary, of DARROW ROAD INVESTMENT GROUP, INC., who acknowledged that they did sign the foregoing and that the same is their free act and deed, both individually and as such officers.

IN WITNESS WHEREOF, I have set my hand and seal at Akron, Ohio, this 10 day of June, 2002.



Laurie A. Foster
Notary Public

LAURIE A. FOSTER, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 27, 2004

This instrument prepared by

James L. Fisher
Attorney James L. Fisher (0001453)
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