

**FIRST SUPPLEMENT TO MASTER DECLARATION
OF
COVENANTS, EASEMENTS AND RESTRICTIONS
FOR
FIRESTONE FARMS HOMEOWNERS ASSOCIATION, INC.**

This First Supplement ("First Supplement"), also referred to as a Spreader Agreement, to the Master Declaration of Covenants, Easements and Restrictions for Firestone Farms Homeowners Association, Inc., ("Declaration") is made this 18th day of January, 2005, by Meadowbrooke Development, LLC, an Ohio limited liability company ("Meadowbrooke") and Firestone Farms Homeowners Association, Inc., an Ohio corporation ("Firestone Farms Association").

WITNESSETH:

WHEREAS, Meadowbrooke and Firestone Farms Association executed the Declaration May 5, 2004; and

WHEREAS, the Declaration was filed with the Columbiana County, Ohio, Recorder's Office on May 7, 2004, Columbiana County Records in Volume 1271, Page 169, et seq.; and

WHEREAS, the legal description of the real property ("Firestone Farms") for Phase I ("A", "B" and "C") was filed as Exhibit "A" to the Declaration; and

WHEREAS, Meadowbrooke reserves the right, pursuant to Article III Section 1 of the Declaration, to add additional lands to the real property described in the Declaration and thereby intends to add additional lands and subject such lands to the Declaration, and the parties hereto desire to cause the Declaration to be supplemented by the First Supplement in the manner hereinafter set forth.

WHEREAS, Meadowbrooke further reserves the right, pursuant to the Declaration in Article III, Section 2, to amend square footage for single family residences, condominium units, cluster homes and apartments as part of the Design Criteria as well as other matters set forth therein and for different Phases in Article XVI, Section 3 and to the extent necessary or desired to amend set back requirements and fencing, as well as other matters set forth therein, and the parties hereto desire to cause the additional amendments to the Declaration by the First Supplement in the manner hereinafter set forth.

Handwritten notes and signatures in the right margin, including a large bracket and illegible text.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Meadowbrooke hereby declares by the First Supplement that the following additional land, comprising real property which is described on Exhibit "A" attached hereto and made a part hereof, is and shall be, upon the filing of said First Supplement to the Declaration as Exhibit "A" with the Columbiana County Recorder's Office, added to the real property described in the Declaration together with the additional provisions that may be amended and is and shall be held, transfer, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, liens and all other terms and provisions set forth in the Declaration, which is by this reference fully incorporated herein as though re-written in its entirety.

2. Firestone Farms, for the purposes of accepting the duties and responsibilities imposed upon it hereby joins in the First Supplement to hereby declare that the land described in Exhibit "A" attached hereto and made a part hereof, is and shall be upon the filing of this First Supplement to the Declaration with the Columbiana County, Ohio Recorder's Office, added to the real property described in the Declaration and shall be held, transferred, sold, conveyed and occupied subject to the Covenants, Restrictions, Easements, Charges, Liens and all other terms and provisions set forth in the Declaration.

Executed by the parties hereto and caused this First Supplement to the Declaration to be executed on their behalf by their duly authorized officers on the day and year first above written.

MEADOWBROOKE DEVELOPMENT, LLC,
an Ohio limited liability company

By: Wayne A. Bacon Member
Wayne A. Bacon, Managing Member

Firestone Farms Homeowners Association, Inc., joins in the execution of this Master Declaration to express its consent and approval of the terms and provisions hereof, this 18th day of January, 2005.

FIRESTONE FARMS HOMEOWNERS
ASSOCIATION, INC., an Ohio corporation

By: Wayne A. Bacon Pres.
Wayne A. Bacon, President



STATE OF OHIO)
) SS
COUNTY OF COLUMBIANA)

The foregoing instrument was acknowledged before me on the 18th day of January, 2005, by MEADOWBROOKE DEVELOPMENT, LLC, an Ohio limited liability company, by Wayne A. Bacon, Managing Member, the Grantor and that the same was his free act and deed and the free act and deed of said limited liability company and his free act and deed as its duly authorized manager.

In Testimony Whereof, I have hereunto set my hand and official seal.

Pamela J. Goddard
Notary Public

STATE OF OHIO)
) SS
COUNTY OF COLUMBIANA)

PAMELA J. GODDARD
NOTARY PUBLIC, STATE OF OHIO
COMM. EXPIRES 10-14-2007 


The foregoing instrument was acknowledged before me on the 18th day of January, 2005, by FIRESTONE FARMS HOMEOWNERS ASSOCIATION, INC., an Ohio corporation, by Wayne A. Bacon, President, the Grantor and that the same was his free act and deed and the free act and deed of said corporation and his free act and deed as its duly authorized officer.

In Testimony Whereof, I have hereunto set my hand and official seal.

Pamela J. Goddard
Notary Public

This Instrument prepared by:

William J. Ockington, Esq.
29325 Chagrin Boulevard
Suite 305
Pepper Pike, Ohio 44122
(216) 831-4935

PAMELA J. GODDARD
NOTARY PUBLIC, STATE OF OHIO
COMM. EXPIRES 10-14-2007 

and:

Richard J. Mastriana, Esq.
1006 Boardman Canfield Road
Suite 1
Boardman, Ohio 44512
(330) 726-8300

TRANSFER NOT NECESSARY
JAN 28 2005
NANCY MILLIKEN
COUNTY AUDITOR

EW.

SUBURBAN TITLE
131 N. Main Street
Columbiana, OH 44408



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File# 2005-00001379

BK 1344 PG 585

EXHIBIT "A"

LEGAL DESCRIPTION

City of Columbiana
Situating in the Township of Fairfield, County of Columbiana and State of Ohio:

And known as being part of the Southwest Quarter of Section 1, Township 12, Range 2 and further described as follows to wit: Beginning at the Northwest corner of the Southwest Quarter of Section 1; Thence North 85 deg. 51' 01" East, along the Quarter Section line, a distance of 607.28 feet to a point; Thence South 10 deg. 39' 25" East, along the present zoning line, a distance of 563.13 feet to a point and further known as the true place of beginning for the tract of land herein described; Thence continuing South 10 deg. 39' 25" East, along the present zoning line, a distance of 600.79 feet to a point; Thence South 01 deg. 08' 31" East, along the present zoning line, a distance of 403.33 feet to a point; Thence North 88 deg. 16' 46" West, a distance of 100.12 feet to a point; Thence South 88 deg. 51' 29" West, a distance of 142.01 feet to a point; Thence Northwesterly along the arc of a curve to the right having a radius of 50.00 feet, a distance of 78.54 feet to a point (said arc having a delta of 90 deg. 00' 00", a chord length of 70.71 feet and a chord bearing of North 46 deg. 08' 31" West); Thence North 01 deg. 08' 31" West, a distance of 68.28 feet to a point; Thence Northwesterly, along the arc of a curve to the left having a radius of 230.00 feet, a distance of 197.98 feet to a point (said arc having a delta of 49 deg. 19' 10", a chord length of 191.93 feet and a chord bearing of North 25 deg. 48' 06" West); Thence Northwesterly, along the arc of a curve to the right having a radius of 170.00 feet, a distance of 152.62 feet to a point (said arc having a delta of 51 deg. 26' 22", a chord length of 147.55 feet and a chord bearing of North 24 deg. 44' 30" West); Thence North 00 deg. 58' 41" East, a distance of 48.97 feet to a point; Thence Northeasterly, along the arc of a curve to the right having a radius of 30.00 feet, a distance of 25.23 feet to a point (said arc having a delta of 48 deg. 11' 23", a chord length of 24.49 feet and a chord bearing of North 25 deg. 04' 23" East); Thence Northwesterly, along the arc of a curve to the left having a radius of 60.00 feet, a distance of 144.71 feet to a point (said arc having a delta of 138 deg. 11' 23", a chord length of 112.10 feet and a chord bearing of North 19 deg. 55' 37" West); Thence North 00 deg. 58' 41" East, a distance of 105.11 feet to a point; Thence North 88 deg. 51' 30" East, a distance of 30.74 feet to a point; Thence North 47 deg. 38' 49" East, a distance of 426.28 feet to the true place of beginning. Containing 7.119 acres of land.

NOW KNOWN AS LOT #2 Firestone Commons Plat #1
PART OF PERMANENT PARCEL NO. 18-03483. 073
Recorded in
Plat Book 22 pg 20



Robert L. Akins
Registered Surveyor

776 North Union Avenue
Alliance, Ohio 44601

Office (330) 821-4602 • Fax (330) 821-1600



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BK **1344** PG **586**

PROPERTY DESCRIPTION
5.117 ACRE TRACT

SITUATED IN THE ^{City} OF COLUMBIANA, TOWNSHIP OF FAIRFIELD, COUNTY OF COLUMBIANA AND STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 1, TOWNSHIP 12, RANGE 2 AND BEING PART OF THE TRACT OF LAND TRANSFERRED TO MEADOWBROOKE DEVELOPMENT, LLC. AS RECORDED IN OFFICIAL RECORD VOLUME 846, PAGE 310 AND FURTHER DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A 5/8" IRON BAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1;

THENCE SOUTH 88° 51' 01" WEST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 140.13 FEET TO A 5/8" IRON BAR FOUND ON THE CENTERLINE OF CREEK ROAD (T.R. 923);

THENCE SOUTH 12° 20' 23" EAST, ALONG THE CENTERLINE OF SAID CREEK ROAD, A DISTANCE OF 1360.29 FEET TO A 1" STEEL SPIKE SET;

THENCE SOUTH 77° 32' 24" WEST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON BAR SET ON THE WEST RIGHT-OF-WAY LINE OF SAID CREEK ROAD AND FURTHER KNOWN AS THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 12° 27' 36" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CREEK ROAD, A DISTANCE OF 291.28 FEET TO A 5/8" IRON BAR SET ON THE PC OF A CURVE TO THE LEFT HAVING A DELTA OF 13° 03' 22" AND A RADIUS OF 325.00 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 74.06 FEET TO A 5/8" IRON BAR FOUND (SAID ARC HAVING A TANGENT OF 37.19 FEET, A CHORD LENGTH OF 73.90 FEET AND A CHORD BEARING OF SOUTH 18° 59' 17" EAST);

THENCE SOUTH 85° 55' 48" WEST, ALONG THE LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY LINKS AT FIRESTONE FARMS, LLC. (O.R.V. 925:716), A DISTANCE OF 357.21 FEET TO A 5/8" IRON BAR SET;

THENCE NORTH 64° 01' 16" WEST, A DISTANCE OF 185.82 FEET TO A 5/8" IRON BAR SET;

THENCE NORTH 05° 38' 43" WEST, A DISTANCE OF 48.26 FEET TO A 5/8" IRON BAR SET;

THENCE NORTH 78° 31' 00" WEST, A DISTANCE OF 87.38 FEET TO A 5/8" IRON BAR SET ON THE LINE OF THE AFORESAID LINKS AT FIRESTONE FARMS, LLC. TRACT;

EXHIBIT 'A' CONTINUED



Robert L. Akins

Registered Surveyor

776 North Union Avenue

Alliance, Ohio 44601



Image ID: 000000613909 Type: OFF

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THENCE NORTH 48° 10' 06" WEST, ALONG THE LINE OF SAID LINKS AT FIRESTONE FARMS, LLC. TRACT, A DISTANCE OF 277.90 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 00° 00' 00" EAST, ALONG THE LINE OF SAID LINKS AT FIRESTONE FARMS, LLC. TRACT, A DISTANCE OF 137.84 FEET TO A 5/8" IRON BAR FOUND;

THENCE SOUTH 72° 50' 14" EAST, ALONG THE LINE OF SAID LINKS AT FIRESTONE FARMS, LLC. TRACT, A DISTANCE OF 504.43 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 77° 32' 24" EAST, ALONG THE LINE OF SAID LINKS AT FIRESTONE FARMS, LLC. TRACT, A DISTANCE OF 257.30 FEET TO THE TRUE PLACE OF BEGINNING;

CONTAINING 5.117 ACRES OF LAND BASED ON A FIELD SURVEY BY ROBERT L. AKINS THIS 5TH DAY OF NOVEMBER, 2004.

(5.117 ACRES—LOT AREA)
(0.000 ACRES—ROAD R/W)

(1.074 ACRES—SE QTR)
(4.043 ACRES—SW QTR)

PRIOR DEED REFERENCE: OFFICIAL RECORD VOLUME 846, PAGE 310.

BASIS OF BEARINGS: THE BEARING OF SOUTH 88° 51' 01" WEST, USED FOR THE QUARTER SECTION LINE.

SUBJECT TO ALL LEGAL HIGHWAYS AND ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PART OF PARCEL #~~18-03490~~ 18-03483.000

ROBERT L. AKINS
REGISTERED SURVEYOR #6331



MICROFILMED

5.117FIRE-VKC-CD2004

**APPROVED
TAX MAP**

Jan. 28, 2005

EXHIBIT 'A' CONTINUED