

Book 1509 Pg 927
11/2/06

Second Supplement to Master Declaration 07-31-06

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

This Second Supplement ("Second Supplement") to the Master Declaration of Covenants, Easements and Restrictions for Firestone Farms Homeowners Association, Inc., ("Declaration") is made this 20th day of September, 2006 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 on May 5, 2004; and

WHEREAS, the Declaration was filed with the Columbiana County 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, the First Supplement to the Declaration was filed with the Columbiana County Recorder's Office on January 28, 2005, Columbiana County Records in Volume 1344, Page 582, et seq.; and

WHEREAS, Meadowbrooke reserved 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 land to the Declaration and Meadowbrooke reserved the right, pursuant to Article XIV, Section 3 of the Declaration, the sole right to amend the Declaration as provided therein and the parties hereto desire to cause the Declaration to be supplemented by the Second 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,

****TO THE RECORDER: PLEASE INDEX WITH VOLUME 1271, PAGE 169 AND VOLUME 1344, PAGE 582 OF THE COLUMBIANA COUNTY RECORDS.**

cluster homes and apartments as part of the Design Criteria ("DC") all as 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 this Supplement in the manner hereinafter set forth.

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 Second 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 Second Supplement to the Declaration as Exhibit "A" with the Columbiana County Recorder's Office, added to the real property described in the Declaration and is 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, 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 Second 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 Second Supplement to the Declaration with the Columbiana County 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.

3. Article XII, Section 3 of the Declaration is deleted in the entirety and the following new Section 3 of Article XII of the Declaration is substituted in lieu thereof:

"Section 3. Animals and Pets. For initial purchasers of single family residences, condominiums, cluster homes or apartments, the Declarant or Master Board (as the case may be), shall have the right to approve of (in writing) the number, type and weight of pet(s) to be kept in such single family residences, condominiums, cluster homes or apartments. As such pet(s) die, they shall not be permitted to be replaced except in accordance with the provisions in the paragraph set forth below.

No animals, rabbits, pot bellied pigs, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of Firestone Farms, except, fish kept in aquariums and household birds such as parakeets and parrots kept in bird cages may be permitted in a Residence. Further, two (2) dogs weighing not more than seventy five (75) pounds each and/or two (2) cats weighing not more than fifteen

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

And known as being Lot Nos. 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, and 131 of Firestone Farms Plat No. 4 as recorded in Plat Volume 24, Page 5 of Columbiana County Records.

EXHIBIT 'A'

