


DO NOT DETACH

 <p>Instrument Number: 201910030131094 Recorded Date: 10/03/2019 4:31:54 PM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Box): TITLE FIRST BOX</p> <p style="text-align: right;">Box</p>												
<p>Transaction Number: T20190061992 Document Type: DECLARATION Document Page Count: 5</p>													
<p>Submitted By (Walk-In): TITLE FIRST AGENCY INC</p> <p style="text-align: right;">Walk-In</p>													
<p>First Grantor: ROCKFORD HOMES INC</p>	<p>First Grantee: ROCKFORD HOMES INC</p>												
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$28.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$24.00</td></tr><tr><td>Marginal Reference Fee:</td><td>\$8.00</td></tr><tr><td>Total Fees:</td><td>\$60.00</td></tr><tr><td>Amount Paid:</td><td>\$60.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$28.00	Additional Pages Fee:	\$24.00	Marginal Reference Fee:	\$8.00	Total Fees:	\$60.00	Amount Paid:	\$60.00	Amount Due:	\$0.00	<p>Instrument Number: 201910030131094 Recorded Date: 10/03/2019 4:31:54 PM</p>
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OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

CONVEYANCE TAX
EXEMPT
P DB
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

TRANSFER
NOT NECESSARY

OCT 03 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

SECOND AMENDMENT TO THE **TITLE FIRST BOX**
DEED OF RESTRICTIONS

This Second Amendment to the Deed of Restrictions ("Amendment") is entered into by Rockford Homes, Inc., an Ohio corporation ("Grantor").

RECITALS

A. On or about November 7, 2007, Rockford Homes, Inc. entered into that certain Deed of Restrictions, which was recorded as Instrument Number 200711130196055 in the Recorder's Office, Franklin County, Ohio, as amended by that certain First Amendment to the Deed of Restrictions, which was recorded as Instrument Number 20100270142615 in the Recorder's Office, Franklin County, Ohio (collectively, the "Deed of Restrictions").

B. As of the date of this Amendment, Grantor continues to own property in the Meadow Grove Estates North Subdivision (the "Subdivision"). Pursuant to Article V, Section 7 of the Deed of Restrictions, so long as Grantor continues to own property within the Subdivision, Grantor has the right to waive, terminate and/or modify the provisions of the Deed of Restrictions as, in the Grantor's sole opinion, are necessary in order to achieve and preserve an architecturally, artistic and desirable Subdivision.

AGREEMENT

Effective upon recording this Amendment, Grantor hereby amends the Deed of Restrictions, as follows:

1. Article I, titled *Protective Covenants, Conditions and Restrictions*, Section 8 titled *Fences* is hereby deleted in its entirety and replaced with the following:

8. **FENCES:** No fencing, other than as described herein, shall be permitted within the Subdivision. All such screening or privacy fencing shall be subject to the restrictions set forth herein.

No fence or wall shall be constructed, placed or altered on any of said lots nearer to any street than the rear wall of the residence to be constructed on the lot. Fences on a corner lot shall not extend beyond the building setback line as shown on the recorded plat. Fences must be constructed of wood or the optional materials as identified in Exhibits A-1, A-2 and A-3. Residential fences may not tie into existing landscape fences.

Notwithstanding the above, a lot owner may install a fence around an in-ground swimming

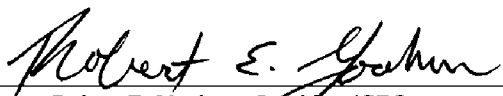
pool in accordance with the codes and regulations of the City of Grove City for swimming pool fences; provided that the fence style conforms to approved fences. Such swimming pool fencing shall be approved by Grantor or its nominee in accordance with Article I Section 2 hereof.

Fences installed by Grantor or the Association within any Reserve, common area or landscape or entry easement area shall not be subject to the provisions above, and Grantor or the Association shall have the right to maintain or replace such fencing. This shall include, but not be limited to, the right of the Grantor to install decorative stone walls and pillars as amenities or entrance features.

2. *Exhibits A-1, A-2 and A-3* as attached to the Deed of Restrictions are hereby deleted in their entirety and replaced with the **Exhibits A-1, A-2 and A-3** as attached hereto and incorporated herein by reference thereto.

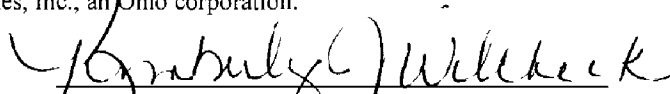
3. Except as modified and amended herein, the Grantor ratifies and affirms the terms of the Deed of Restrictions.

Rockford Homes, Inc., an Ohio corporation

By: 
Robert E. Yoakam, President/CEO

STATE OF OHIO
COUNTY OF DELAWARE, ss:

The foregoing instrument was acknowledged before me on September 30, 2019, by Robert E. Yoakam, as President/CEO of Rockford Homes, Inc., an Ohio corporation.


NOTARY PUBLIC

RECORDER, PLEASE MAKE A MARGINAL NOTATION OF THE RECORDING OF THIS INSTRUMENT ON THE FOLLOWING INSTRUMENT NUMBERS 200711130196055 & 20100270142615

This instrument was prepared by *Kagay, Albert, Diehl, Acklin & Groeber LLC*, Attorneys at Law
141 East Town Street, Suite 300, Columbus, Ohio 43215



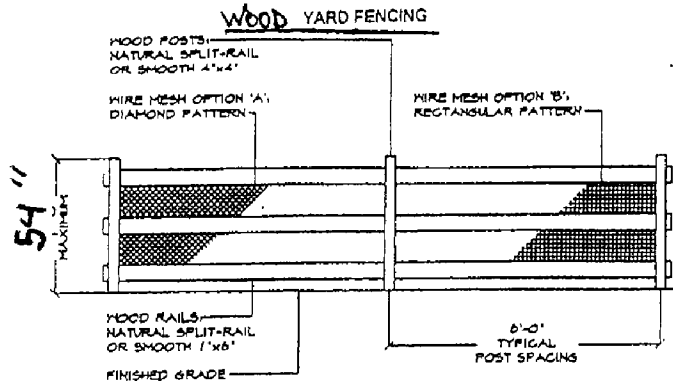
KIMBERLY J. WILCHECK

**NOTARY PUBLIC
STATE OF OHIO**

**My Commission Expires
December 5, 2022**

(FOOTING) ALL FENCES ARE RESTRICTED FROM NO-BUILD ZONES AND NO-DISTURB ZONES)

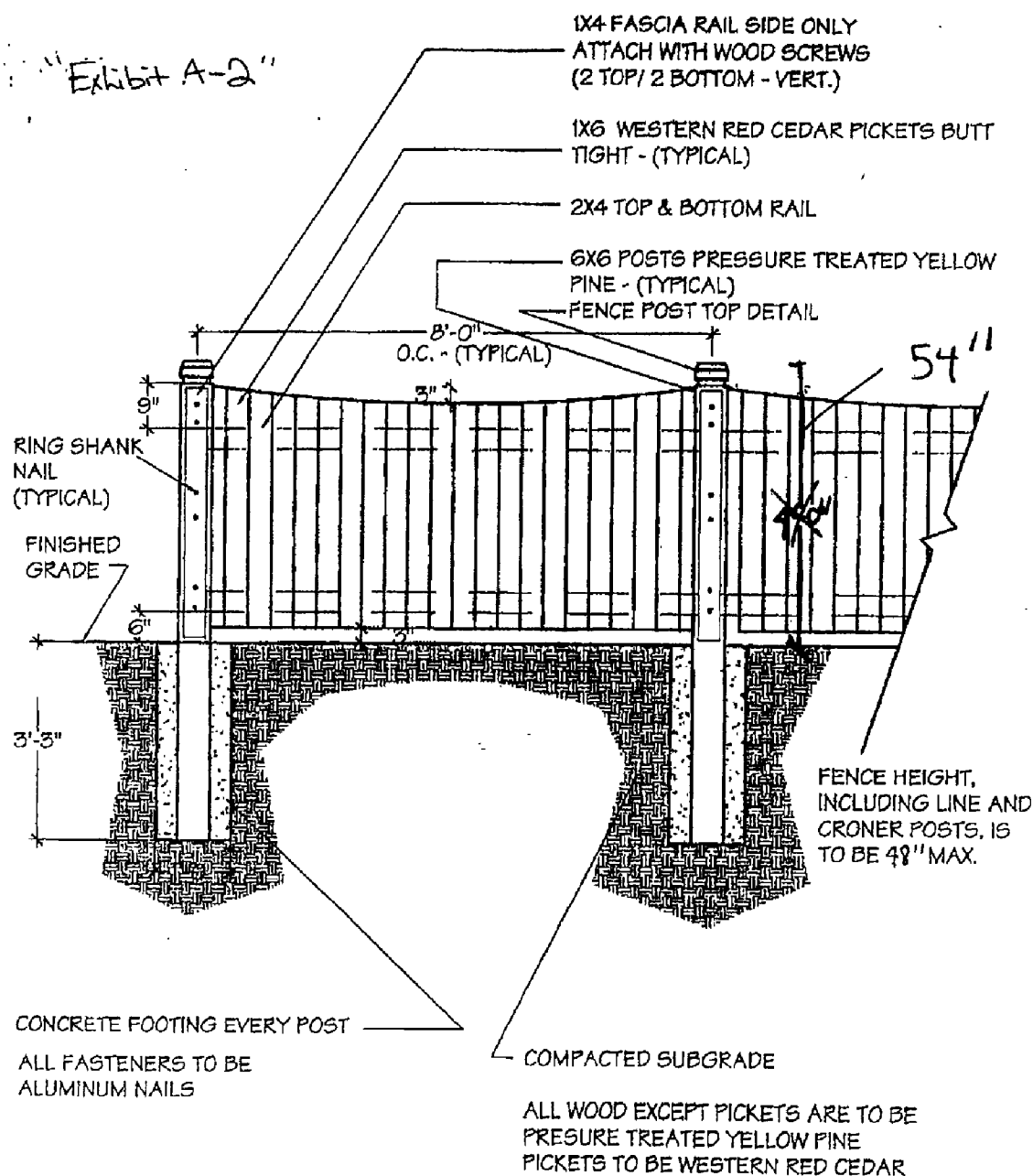
"Exhibit A-1"



SPLIT-RAIL YARD FENCE

Where permitted, these fences are to be placed around yard areas. The fence, post, and rail colors should be natural or earth-tone. Wire is permitted to be applied on the interior side of the fence only, and shall be black in color, either by applied vinyl or painted. Light colors or aluminum finishes are not accepted for any portion of fences.

Split-Rail Yard Fence: To be permitted in rear yards only, not to extend closer to the front lot line than the rear line of the house on that lot. The fence post and rail colors should be natural or earth tones. Wire is permitted to be applied on the interior side of the fence only and shall be black in color, either by applied vinyl or painted. Light colors or aluminum finishes are not accepted for any portion of fences.



WOOD PICKET FENCE WITH ARCH

or
Vinyl

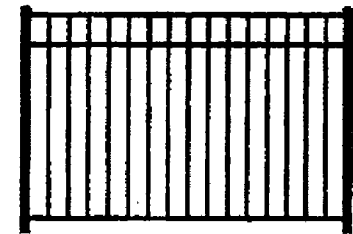
Exhibit A-3

54" Wrought Iron or Aluminum that has the appearance of wrought iron

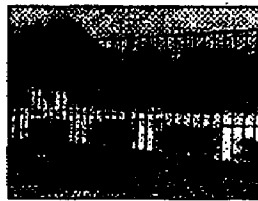


Specifications
Available Colors:
Available Sizes:
Picket Spacing:
Number of Pickets:
Top Rail (In):
Side Rail Size:
Standard Posts:
Railings:
Fasteners:

BLACK
54"
5/8" sq. x .050" thick
15
1" x .055" thick
1" x .055" thick
2" sq. x .060" thick
12" per section
stainless steel

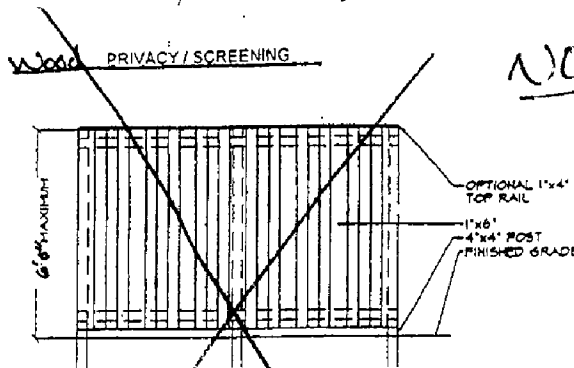


Gate Residential



Specifications
Available Heights:
Available Widths:
Gate Posts Size:
Self Closing & Latch top:
Gate Hardware Inc. steel:
Welded Frames:
Pre-assembled:
Magical Latch Access (In):

54"
36, 48, 60, 72
2" x .125" thick
yes
yes
yes
yes
yes (sold separately)



NOT PERMITTED

PRIVACY FENCE

Privacy Fence: To be permitted around decks, hot tubs, or patios. They may not be used as lawn or yard fences. Fence finishes should be natural or earth tone in color. Height shall be 6'6" maximum.