PINE RIDGE ESTATES
(FIRST AMENDMENT)

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First Amendment to the Amended and Restated Declaration of Restrictions for Pine Ridge Estates Subdivision in the Township of Springfield Lucas County, Ohio

This First Amendment to the Amended and Restated Declaration of Restrictions ("Declaration") is hereby adopted by James Construction Company, Inc., an Ohio corporation, hereinafter called ("Developer"); The Pine Ridge Estates Homeowners' Association, Inc., an Ohio non-profit corporation, hereinafter called ("Association"); and The Pine Ridge Estates Lake Homeowners' Association, Inc., an Ohio non-profit corporation, hereinafter called ("the Lake Association"), as of this 17th day of April, 2001.

WITNESSETH THAT:

WHEREAS, Developer is the beneficial owner of all of the lots in the recorded Plat ("the Plat") of Pine Ridge Estates Subdivision ("Pine Ridge" or "the Subdivision") in the Township of Springfield, Lucas County, Ohio, which Plat is recorded in Volume 148, Pages 39 through 44, of the Lucas County, Ohio Record of Plats;

WHEREAS, Association is an Ohio non-profit corporation formed by Developer whose members shall be all of the owners of all of the residential lots ("lot or lots") in the Plat and which has been formed for the purpose of taking title to Common Lots "A", "B" and "C" in the Subdivision and eventually managing the Subdivision; and

WHEREAS, the Lake Association is a separate non-profit corporation formed by the Developer whose members will only be all the record owners of all the residential lots of the Plat which border the below-described lake (Lots 1 through 8 do not border the lake) and which has been formed for the sole and exclusive purpose of taking title to Common Lot "D" and thereby owning and controlling the use, enjoyment, maintenance and operation of a certain lake situated on Common Lot "D" ("the lake") as more particularly shown on the Plat; and

WHEREAS, Pine Ridge is intended to be a first-class, quality single-family residential subdivision (sometimes "subdivision" herein) developed as a community development plan within the meaning of such terms as defined by the Revised Code of Ohio, Lucas County Subdivision Rules and Regulations, and Zoning Resolution of the Township of Springfield, Lucas County, Ohio; and

WHEREAS, Developer previously executed and recorded a certain Amended and Restated Declaration of Restrictions for the Subdivision at Microfiche 00-2919012, et seq. ("Restrictions"), which Developer wishes to now amend, by recording this Amendment, by
replacing Paragraph 2.15 thereof in its entirety but that all remaining provisions of the Restrictions shall remain in full force and effect.

1. Paragraph 2.15 of the Restrictions be and it hereby is amended and shall be replaced in its entirety by the following:

"2.15 - LAKE RESTRICTIONS AND THE LAKE ASSOCIATION. As stated previously, the Developer has created the Lake Association for those lots which border the lake, whose members will be all the record owners of Lot Numbers nine (9) through forty-eight (48) of the Plat. Furthermore, the owners of the Lake Lots will have the sole use and enjoyment of the lake (Common Lot "D") shall be deeded to the Lake Association after all Lake Lots are sold by the Developer. The owners of the Lake Lots will also through their membership in the Lake Association be responsible for the maintenance, care and insurance of Common Lot "D" pursuant to this Declaration and the rules and regulations of the Lake Association adopted from time to time. Until such time as all of the Lake Lots have been conveyed to others by the Developer, the Developer shall control and operate the Lake Association. It is hereby stipulated and declared by the Developer that the lake shall at all times be restricted in its use and enjoyment to open space and recreational purposes for the sole and exclusive benefit of the owners of the Lake Lots.

No docks, or other permanent or temporary structures of any kind, including shore stations, power boats, motor boats, personal motorized watercraft such as jet skis or wave runners, electric motors, gasoline-powered motors or other motors of any kind shall be permitted on or over the Lake or any other ponds, lakes or bodies of water created in the Subdivision."

2. All remaining terms and conditions set forth in the Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands to this instrument as of the day and year first written above.

WITNESSES:                     JAMES CONSTRUCTION COMPANY, INC.,
                                an Ohio corporation

                                  Rosemary Cooper          James D. Sahadi, President
                                  Kaine Schockman

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 16th day of
April, 2001 by James D. Sahadi, President of James Construction Company,
Inc., an Ohio corporation, on behalf of said corporation.

                                  Rosemary V. Cooper
                                  Notary Public
                                  Notary Public, State of Ohio
                                  Commission Expires 7-23-2003

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CONSENT OF RECORD TITLEHOLDER,
LOUISVILLE TITLE AGENCY FOR N.W. OHIO, INC., TRUSTEE

The undersigned, hereby consents to the execution and recording of the foregoing
Declaration of Restrictions and all of the terms and conditions set forth therein.

WITNESSES:

[Signature]

[Signature]

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 10th day of
APRIL, 2001 by [Name], the President of
Louisville Title Agency for N.W. Ohio, Inc., Trustee, an Ohio corporation, on behalf of said
corporation.

[Signature]

Notary Public

This instrument prepared by:
Jerome R. Parker, Esq.
Grassley, Kaplin & Parker
608 Madison Avenue, Suite 930
Toledo, Ohio 43604

[Seal]

ROBYN K. SCHWITZ
Notary Public, State of Ohio
Commission Ex. 1-1-04

RECEIVED & RECORDED
APR 17 2001

SUE RIoux
RECORER, LUCAS COUNTY, OHIO