

DECLARANT: **WYANDOTTE WOODS ASSOCIATES, LLC,**
an Ohio limited liability company

WYANDOTTE WOODS

**FIRST SUPPLEMENTAL DECLARATION OF COVENANTS,
EASEMENTS, RESTRICTIONS, AND ASSESSMENT LIENS**

This First Supplemental Declaration of Covenants, Easements, Restrictions and Assessment Liens is made this 29 day of JANUARY, 2002, by **WYANDOTTE WOODS ASSOCIATES, LLC**, an Ohio limited liability company, with offices at 495 South High Street, Suite 150, Columbus, Ohio 43215 (hereinafter the "Declarant").

RECITALS:

A. Declarant is the owner in fee simple of the following REAL PROPERTY: Situated in the State of Ohio, in the County of Franklin in the City of Dublin:

Being Lots Numbered Thirty-eight (38) through Eighty-one (81), both inclusive, of **WYANDOTTE WOODS, SECTION 2, PHASE 1**, as said lots are numbered and delineated on the recorded plat thereof, of record in Plat Book 98, pages 91 and 92, and further referenced in Official Instrument No. 200201070005031, Recorder's Office, Franklin County, Ohio (the "Lots");

Last Transfer: Official Instrument No. 200001060004990, Recorder's Office, Franklin County, Ohio.

B. Pursuant to the provisions of the Declaration of Covenants, Easements, Restrictions, Assessment Liens and Wyandotte Woods Association dated September 20, 2000, filed for record October 2, 2000 at 1:54 p.m. as **Official Instrument No. 200010020199642**; and re-recorded to correct the Plat Book and page as **Official Instrument No. 200010040202161**; and re-recorded to correct the Plat Book and page as **Official Instrument No. 200010110206837**, all in the Recorder's Office, Franklin County, Ohio (the "Declaration") as made by Declarant, Declarant has subjected certain real property adjacent to the Lots, and the owners and residents of lots within the same, to the covenants, restrictions, easements, charges, and liens set forth in said Declaration.

C. As a part of Wyandotte Woods Section 2, Phase 1 subdivision plat (the "Subdivision"), Declarant has set aside and designated certain a 14.525 acre open space area to be conveyed to and owned by the City of Dublin, Ohio, but to be maintained by the Wyandotte Woods Association (the "Association").

CONVEYANCE TAX
EXEMPT
MW
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
NOT NECESSARY
JAN 30 2002
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

OHIO TITLE BOX KK

COVENANTS:

NOW THEREFORE, DECLARANT DECLARES:

1. The aforescribed Lots Numbered Thirty-eight (38) through Eighty-one (81), both inclusive, and Reserve "C" of **WYANDOTTE WOODS, SECTION 2, PHASE 1**, together with the original Wyandotte Woods, Section 1 subdivision, and each part thereof, and the owners and residents of each part thereof, shall be held, transferred, sold, conveyed and occupied subject to and benefitted by, as the case may be, all of the covenants, restrictions, easements, charges, and liens set forth in the Declaration and this First Supplemental Declaration, including the maintenance and service obligations relating to the entranceway, reserves, and open space areas, including unpaved center islands of cul-de-sac streets, and the collection by the Association of assessments in connection therewith, and the same shall run with and be continuing restrictions, easements, charges and liens, as the case may be, upon that property and each grant thereof.

Reserve "C" is herein designated a green and open space area to be used for the benefit and enjoyment of Declarant, all Lot owners, their respective personal representatives, heirs, successors, and assigns as well as the general public. The Association shall have the duty to maintain and service Reserve "C" in accordance with the terms of the Declaration and the maintenance provisions pertaining to Reserves "A" and "B".

2. The following notes and references appear on the recorded plat of the Subdivision and are herein re-stated and/or noted for emphasis:

- A. No Disturb Zone (NDZ): Areas designated as "No Disturb Zone" shall remain free of any structures including, but not limited to, drives, walks, buildings and out-buildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc. The existing natural features shall not be disturbed, removed, or physically altered unless written permission is granted by the Planning Director or designee. Grading activities and placement of utilities within said zones are not permitted. Utilities may cross at right angles to said zones or run parallel to it.
- B. No Build Zone (NBZ): Areas designated as "No Build Zone" shall remain free of any structures including, but not limited to, drives, walks, buildings and out-buildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc. Nothing herein shall prohibit overlot grading and drainage facilities and utility lines and utility structures within said No Build Zone.
- C. It is noted herein that Lots Thirty-eight (38) through Forty-nine (49), both inclusive, and Lot 60 have a bike path easement situated upon their northern boundary.
- D. It is noted herein that Lots 44 and 45 have a twenty-eight foot (28') drainage/pedestrian access easement between them.
- E. It is noted herein that Lots Nos. Forty (40) through Forty-five (45), both inclusive; Lots Nos. Fifty-one (51) and Fifty-two (52); Lots Nos. Fifty-five (55), Fifty-six (56), and Fifty-seven (57); and Lots Nos. Sixty-three (63), Sixty-four (64) and Sixty-five (65) have water detention or drainage easements located on them.

F. It is noted herein that Lots Nos. Forty (40) and Forty-one (41); Lots Nos. Fifty-one (51) and Fifty-two (52); Lots Nos. Sixty-seven (67), Sixty-eight (68); and Lot No. Seventy (70) have drainage easement areas on them that do not fall within the confines of the Building Setback and/or No Disturb Zones and/or No Build Zones areas.

3. The provisions of the Declaration are hereby incorporated by reference, as fully and completely as if rewritten herein.

WITNESS his hand this 29 day of JANUARY, 2002.

Signed and acknowledged
in the presence of:

Wyandotte Woods Associates, LLC,
an Ohio limited liability company, by:
Edwards Land Co., Ltd., an Ohio limited liability
company, its managing member

Audrey W. Kaiser
Audrey W. Kaiser

by Charles P. Driscoll
Charles P. Driscoll, President

Susan Wilgus
Susan Wilgus

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 29 day of JANUARY, 2002, before me, the subscriber, a Notary Public in and for said County and State, personally appeared the above named Wyandotte Woods Associates, LLC, an Ohio limited liability company, by Edwards Land Co., Ltd., an Ohio limited liability company, its managing member, by Charles P. Driscoll, its duly authorized President, the Declarant in the foregoing instrument, who acknowledged the signing thereof to be his voluntary act and deed, for and on behalf of the Companies.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Susan Wilgus
Notary Public

This instrument prepared by:

Thomas Markworth, Attorney at Law
941 Chatham Lane, Suite 200
Columbus, Ohio 43221
(614) 457-5422 or 241-2078



SUSAN WILGUS
Notary Public, State of Ohio
My Commission Expires 06-25-2005