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 Franklin County Recorder BXOHIO TIT

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

**WYANDOTTE WOODS
 SECOND SUPPLEMENTAL DECLARATION OF COVENANTS,
 EASEMENTS, RESTRICTIONS, AND ASSESSMENT LIENS**

OHIO TITLE BOX
 No. KK

This Second Supplemental Declaration of Covenants, Easements, Restrictions and Assessment Liens is made this 20 day of MARCH, 2003, 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 Eighty-two (82) through One Hundred Three (103), both inclusive, and Reserve "D" of **WYANDOTTE WOODS, SECTION 2, PHASE 2 AND THE VACATION OF PORTIONS OF EXISTING 30' WATERLINE EASEMENT**, as said lots are numbered and delineated on the recorded plat thereof, of record in Plat Book 101, pages 68 and 69, 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**, and the First Supplemental Declaration of

**TRANSFERRED
 NOT NECESSARY
 MAR 25 2003
 JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO**

**CONVEYANCE TAX
 EXEMPT
 JOSEPH W. TESTA
 FRANKLIN COUNTY AUDITOR**

Covenants, Easements, Restrictions, and Assessment Liens dated January 29, 2002, filed for record January 30, 2002 at 1:18 p.m. as **Official Instrument No. 200201300027863**, all in the Recorder's Office, Franklin County, Ohio (together, 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.

COVENANTS:

NOW THEREFORE, DECLARANT DECLARES:

1. The aforescribed Lots Numbered Eighty-two (82) through One Hundred Three (103), both inclusive, of **WYANDOTTE WOODS, SECTION 2, PHASE 2**, together with the original Wyandotte Woods, Section 1 subdivision and the Wyandotte Woods, Section 2, Phase 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 Second 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.
2. Reserve "D" has been 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 "D" in accordance with the terms of the Declaration and the maintenance provisions pertaining to Reserves "A", "B", and "C".
3. The Association shall have the further duty of maintaining and servicing, if necessary, the Detention Easement area adjacent to Reserve "D" and located on the rear portion of Lots Nos. Eighty-eight (88) and Eighty-nine (89). Within the area of Lot No. 88 adjacent to Reserve "D" and designated easement and no build zone, an easement is reserved for access to such Detention Easement area.
4. 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 noted that Lots Ninety-four (94) and One Hundred Three (103) have a bike path easement situated upon their northern boundary.
- D. It is noted herein that Lots Ninety-nine (99) and One Hundred (100) have a twenty-eight foot (28') wide drainage/pedestrian access easement between them.
- E. It is noted herein that Lots Nos. Eighty-eight (88) and Eighty-nine (89) Lot No. Ninety-three (93), Ninety-nine (99) and One Hundred (100) have water detention or drainage easements located on them.
- F. It is noted herein that Lots Eighty-two (82) through One Hundred Three (103), both inclusive, have a one foot sidewalk easement located on them.

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

Executed this 20 day of MARCH, 2003.

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
 Charles P. Driscoll, President

STATE OF OHIO,
 COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 20 day of MARCH, 2003, 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
 900 Michigan Avenue, Suite B
 Columbus, Ohio 43215
 (614) 645-3601 or 241-2078



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