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AMENDMENTS TO THE
COVENANTS AND RESTRICTIONS
FOR
THE TURNBERRY SUBDIVISION

PLEASE CROSS MARGINAL REFERENCE WITH THE COVENANTS AND RESTRICTIONS FOR THE TURNBERRY SUBDIVISION RECORDED AT OR1013, PAGE 623 ET SEQ. OF THE MEDINA COUNTY RECORDS

AMENDMENTS TO THE
COVENANTS AND RESTRICTIONS FOR
THE TURNBERRY SUBDIVISION

WHEREAS, the Covenants and Restrictions for The Turnberry Subdivision (the "Declaration") was recorded at Medina County Records, OR1013, Page 623 et seq.,and

WHEREAS, The Turnberry Subdivision Homeowners Association (the "Association") is a corporation consisting of all Owners in Turnberry and as such is the representative of all Owners, and

WHEREAS, Declaration Article VIII, Section 3, as amended, authorizes amendments to the Declaration, and

WHEREAS, a meeting, including any change, adjournment, or continuation of such meeting, of the Association's Owners was held on or about July 7, 2015, and, at such meeting and any adjournment, Owners representing at least 66 2/3% of the voting power of the Association executed, in person or by proxy, an instrument in writing prepared by the Association's legal counsel at the time, Foth & Foth Co. LPA, setting forth specifically the matters to be modified(the "Amendments"), and

WHEREAS, the Association has in its records the signed, written consents to the Amendments signed by Owners representing 71% of the Association's voting power, together with the minutes from said meeting and any continuation thereof, and

WHEREAS, the Association has in its records the power of attorney signed by Owners representing 71% of the Association's voting power authorizing the Association's officers to execute Amendments on their behalf, and

WHEREAS, the proceedings necessary to amend the Declaration as required by the Declaration have in all respects been complied with.

NOW THEREFORE, the Covenants and Restrictions for The Turnberry Subdivision are amended by the following:

VEHICLE RESTRICTION AMENDMENT

DELETE DECLARATION ARTICLE VI, SECTION 8 entitled, "Storage and Parking Vehicles," in its entirety. Said deletion to be taken from Pages 15-16 of the Declaration, as recorded at Medina County Records, Volume OR 1013, Page 623 et seq.

INSERT a new DECLARATION ARTICLE VI, SECTION 8 entitled, "Storage and Parking of Vehicles." Said new addition, to be added on Page 15 of the Declaration, as recorded at Geauga County Records, Volume 833, Page 771 et seq., is as follows:

Section 8. Storage and Parking of Vehicles. No truck tractor, mobile home or trailer (either with or without wheels), commercial vehicle or any other transportation device of any kind except as hereinafter provided, shall be parked in a driveway or parking space, when incident to the residential use of the Lot upon which such driveway is situated or to the Living Unit for which such parking space is provided. Commercial Vehicles are defined as follows:

Any motor vehicle, as defined in Ohio Revised Code which:

1. Has commercial plates or tags, or is required by Ohio Law or Ohio Department of Transportation rules and regulations to have commercial plates or tags; or
2. Is a "commercial tractor" or "commercial car" or "truck" as defined under Section 4501.01 of Ohio Revised Code; or
3. Does not satisfy the definition of a "noncommercial motor vehicle" under Section 4501.01 of the Ohio Revised Code, in that motor vehicle in question is designed by the manufacturer to carry a load of more than one ton and is used, at least in part, for the purpose of engaging in business for profit; or
4. Has the business name, trademark, logo, phone number, website, or email address of the vehicle's owner, of the vehicle owner's business or employer, or a family or household member's business or employer, visible on the exterior of the vehicle.

Commercial Vehicles, Boats and/or Travel Trailers, when incident to the residential use of an Owner or rent of a Living Unit, may be stored in a garage upon the Lot associated with such dwelling. The Commercial Vehicle, Boat and/or Travel Trailer must fit completely in the garage and the garage door must be able to close.

MODIFY DECLARATION ARTICLE VI, SECTION 22 entitled "Individual Insurance." Said modification, to be made on Page 20 of the Declaration, as recorded at Medina County Records, Volume OR 1013, Page 623 et seq. and as amended at Instrument No. 20050R004911, on February 16, 2005. (deleted language is struck-through; new language is underlined)

Section ~~22~~23 Individual Insurance

MODIFY DECLARATION ARTICLE VI, SECTION 23 entitled "Wood Storage." Said modification, to be made on Page 20 of the Declaration, as recorded at Medina County Records, Volume OR 1013, Page 623 et seq. and as amended at Instrument No. 20060R016685 on June 1, 2006. (deleted language is struck through; new language is underlined)

Section ~~23~~24. Wood Storage.

SHED RESTRICTION AMENDMENT

DELETE DECLARATION ARTICLE VI, SECTION 22 entitled, "Sheds," in its entirety. Said deletion to be taken from Page 20 of the Declaration, as recorded at Medina County Records, Volume OR 1013, Page 623 et seq., and as amended at Instrument No. 2009OR022351, on October 10, 2009.

INSERT a new DECLARATION ARTICLE VI, SECTION 25 entitled, "Sheds." Said new addition, to be added on Page 20 of the Declaration, as recorded at Geauga County Records, Volume 833, Page 771 et seq., is as follows:

Section 25. Sheds. Notwithstanding any other provision in the Covenants and Restrictions, shed shall be permitted to be constructed upon an Owner's Lot in conformity with the following conditions. The shed is not to exceed dimensions of 10' wide x 12' long, by ten feet (10') tall. The dimensions shall be measured at the interior of the floor for width and length and from the interior floor to the exterior highest point of the roof. All roof overhangs will be a normal maximum of 6 inches to the design. The color of the exterior of the shed shall be the same as the exterior color of the Living Unit on the property, except where the shed will be placed in a wooded tree line in which case the color may be neutral earth tone to blend in with the Natural surroundings. The exterior material of the shed shall be composed of wood or vinyl siding. The roofing shingles of the shed shall match the color and composition of those installed upon the roof of the Living Unit. The shed roof shall be either Gable or Barn style and the shed is to be installed on a concrete or gravel base or other base as prescribed by Township or County Code. Before any shed is commenced or constructed, the Owner of the Living Unit must submit the plans and approved permit from Montville Township and/or Medina County to the Architecture Committee of the Turnberry HOA for approval. All proper permitting is the responsibility of the property owner.

POOL RESTRICTION AMENDMENT

INSERT a new DECLARATION ARTICLE VI, SECTION 26 entitled, "Pools." Said new addition, to be added on Page 20 of the Declaration, as recorded at Geauga County Records, Volume 833, Page 771 et seq., is as follows:

Section 26. Pools. No above ground or in ground pools are permitted except where:

1. The pool is temporary.
2. The pool has side walls that do not exceed 30 inches in height.
3. The water level is less than 24 inches.
4. The total water surface area does not exceed 80 square feet.
5. Sanitary Water conditions must be maintained.

These temporary pools are permitted behind the main dwelling from Memorial Day to Labor Day each year.

The Turnberry Subdivision Homeowners Association has caused the execution of this instrument this 21 day of March, 2017.

THE TURNBERRY SUBDIVISION HOMEOWNERS ASSOCIATION

By: _____

BRIAN CALVERT, its President

By: _____

_____, its Member At Large
(Print Name)