

DECLARATION OF FEATURE AMENITY EASEMENT

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KNOW ALL MEN BY THESE PRESENTS, that **GREEN LAND TRUST, LTD.**, an Ohio limited liability company (hereinafter "Developer"), is the fee simple owner of certain real property known as and being Block "A," Block "B," Block "D," and Lot Numbers 1, 13, 14, 56, and 57 in Kings Ridge, Phase One, located in the City of Green, County of Summit and State of Ohio, as the same is recorded in Reception Number 55008786 of the Summit County Records ("the Premises").

Developer does hereby declare and reserve unto Developer, its successors and assigns, including but not limited to the homeowner's association for Kings Ridge, a thirty-two foot (32') easement over and on the southern portion of the Premises, being the area shaded in gray on and as described in the Landscape and Beautification Easement Plat "Exhibit A" attached hereto and made a part hereof (hereinafter the "Easement Property").

The Easement set forth in this Declaration includes the right of Developer and Developer's successors, assigns, and nominees to enter upon the Easement Property, by reasonable means of ingress and egress at appropriate points on the Premises, for any and all reasonable purposes necessary for the construction, maintenance, repair, demolition, and/or reconstruction of the fence, development sign, sidewalks, and landscaping of the Easement Property.

The owner(s) of the Premises shall be obligated and agree to maintain the Easement Property and landscaping existing thereon in a manner aesthetically commensurate with Kings Ridge, including but not limited to regular mowing and landscaping around the fence, sign, and sidewalks, if any, and any other maintenance associated therewith. Notwithstanding the foregoing, Developer or the homeowner's association for Kings Ridge shall be responsible for the repair and reconstruction of the fence built within the Easement Property.

Developer hereby acknowledges and agrees that this Declaration of Easement shall be binding upon and inure to the benefit of Developer, its successors and assigns forever, and shall be deemed to run with the land and shall be deemed to be reserved and reaffirmed in the deed from Developer to the subsequent owner of the Premises.

Description approved by Tax M...
Approval good for 30 days if:
3-30-05 - CDL TANN

Lot	Parcel Number	Routing Number
1	28-14603	GR-00017-A4-001.000
13	28-14615	GR-00017-A4-013.000
14	28-14616	GR-00017-A4-014.000
56	28-14658	GR-00017-A4-056.000
57	28-14659	GR-00017-A4-057.000
A	28-14663	GR-00017-A4-061.000
B	28-14664	GR-00017-A4-062.000
D	28-14666	GR-00017-A4-064.000

\\Tww\cms documents\CMS\Green Land Trust\ea\Kings Ridge Phase One Lands

Miller Examining Service, Inc. ME
Signature

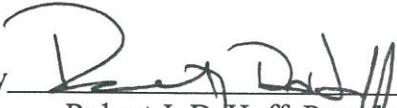
John A Donofrio, Summit Fiscal Officer

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EA 36.00

IN WITNESS WHEREOF, Developer has set its hand this 29th day of March, 2005.

GREEN LAND TRUST, LTD., an Ohio limited liability company

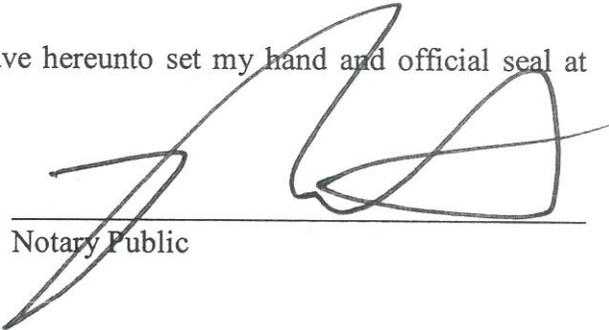
By: DeHoff Development Company, Its Member

By 
Robert J. DeHoff, President

STATE OF OHIO, STARK COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named GREEN LAND TRUST, LTD., an Ohio limited liability company, by DeHoff Development Company, its Member, by Robert J. DeHoff, President, who acknowledged that he did sign the foregoing instrument on behalf of said limited liability company, and that the same is his free act and deed both personally and as said member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at North Canton, Ohio, this 29th day of March, 2005.


Notary Public

This instrument prepared by:

Thomas W. Winkhart, Esq.
801 South Main Street
North Canton, OH 44720
Phone: (330) 433-6700
Fax: (330) 433-6701



THOMAS W. WINKHART
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Under Section 147.03 ORC

6400
TRANSFER NOT NECESSARY
SEC. 319.202 REV. CODE COMPLIED WITH

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Consideration

JOHN A. DONOFRIO By 
Fiscal Officer Deputy Fiscal Officer

No. of pages 3

3/30/05
TRANSFER NOT NECESSARY
John A. Donofrio, Fiscal Officer



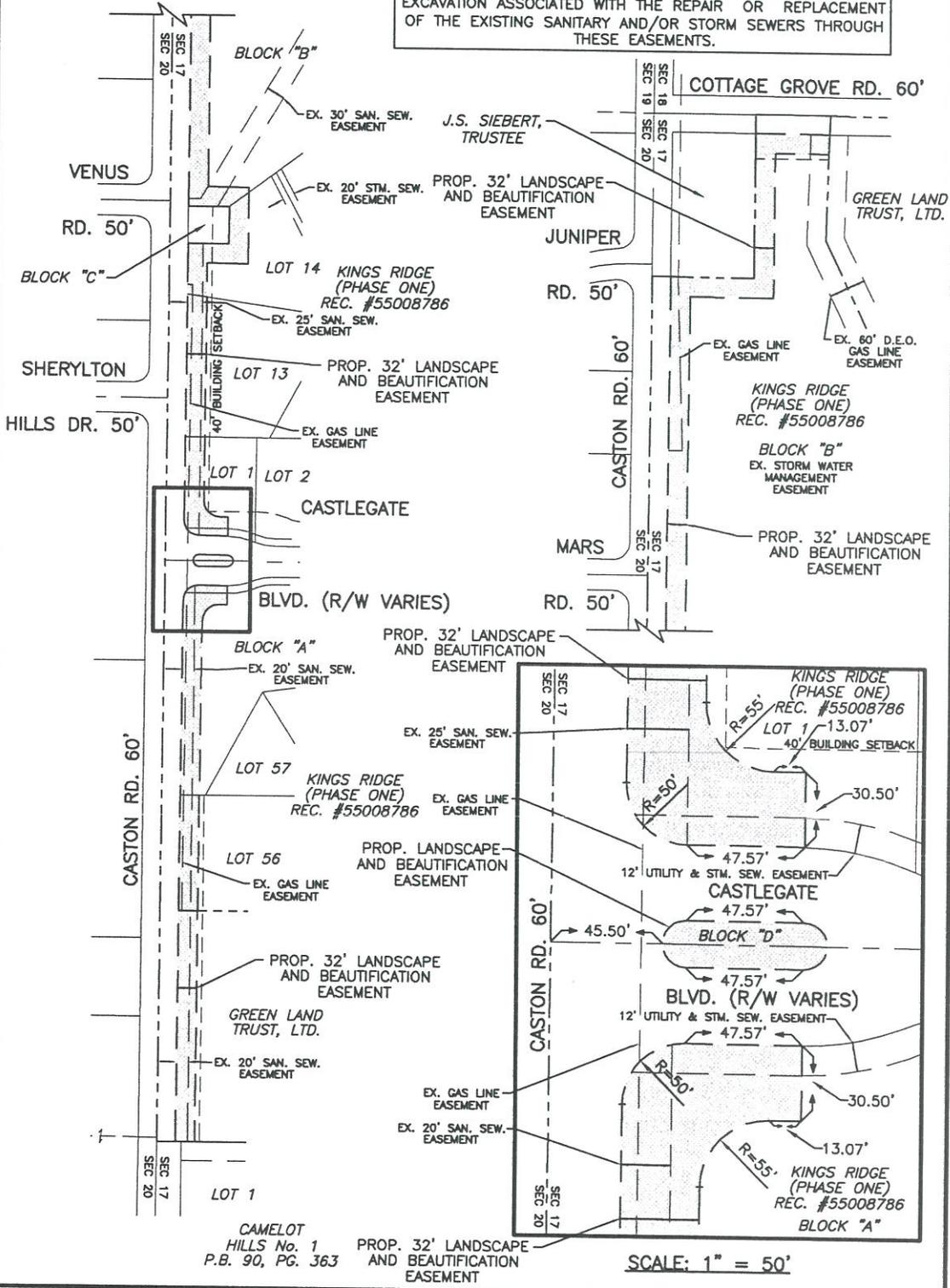
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SITUATED IN THE CITY OF GREEN COUNTY OF SUMMIT, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION 17 AND ALSO BEING PART OF KINGS RIDGE (PHASE ONE) AS RECORDED IN REC. #55008786 OF THE SUMMIT COUNTY RECORDS



SCALE: 1" = 200'

THE DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND/OR RESTORATION OF ANY LANDSCAPE FEATURES OR PLANTINGS WHICH ARE DISTURBED OR REMOVED AS A RESULT OF EXCAVATION ASSOCIATED WITH THE REPAIR OR REPLACEMENT OF THE EXISTING SANITARY AND/OR STORM SEWERS THROUGH THESE EASEMENTS.



SCALE: 1" = 50'

LANDSCAPE AND BEAUTIFICATION EASEMENT PLAT
KINGS RIDGE (PHASE ONE)
 GREEN LAND TRUST, LTD.
 821 S. MAIN ST., NORTH CANTON, OH 44720

PREPARED BY:
GBC DESIGN, INC.
 3878 W. Market St. Akron, OH 44333-3366
 Phone 330-896-0228 Fax 330-896-5782

DATE: JULY, 2004
 PROJECT No. 34005L

John A Donofrio, Summit Fiscal Officer

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