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Rick Campbell 12:59 PM
Stark County Recorder T20200022022
Pages: 3 F:Fees:\$62.00 6/30/2020

*Cross-reference to: Instrument Nos.
201807130027550, 201610120041116,
201207300034257, 200901070000641,
and 200604250024591*

**AMENDMENT TO THE
DECLARATIONS OF COMMUNITY COVENANTS**

FOR

**SANCTUARY PHASES 1, 2 & 3
LOTS 1-54, 55-85, 86-118, 120-147**

THIS AMENDMENT ("Amendment") to the Declarations of Community Covenants for The Sanctuary Phases 1, 2, and 3, Lots 1-54, 55-85, 86-118 and 120-147, is made and entered into as of the 30 day of June, 2020, by **THE SANCTUARY OWNERS ASSOCIATION, INC.**, an Ohio not-for-profit corporation ("Association"), by and through its Board of Trustees, and with the approval of two-thirds (2/3) of the owners of Lots in all phases of The Sanctuary.

RECITALS:

WHEREAS, McKinley-Applegrove, Ltd. ("Developer"), as the original owner and developer of and for The Sanctuary (the "Development") created Lots 1 through 54, 55 through 85, 86 through 118, and 120 through 147 in the Development, by virtue of Plats recorded in Instrument Numbers 201607210028127, 200511290079996, and 200511290079997 of the Stark County Records; and

WHEREAS, Developer caused several Declarations of Community Covenants to be recorded for the Development, binding the Lots in the Development to certain covenants, conditions, restrictions, easements, and all other matters set forth therein (collectively, the "Declarations"). The Declarations are of record in Instrument Numbers 200603230017045, 200604250024591, 200901070000641, 201207300034257, 201610120041116 and 201807130027550 of the Stark County Records; and

WHEREAS, the Association desires to amend the Declarations as provided for in this Amendment and the Association has the right to so amend the Declarations, with the consent of the owners of at least two-thirds (2/3) of the Lots in the Development; and

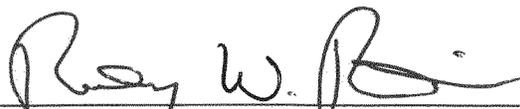
NOW, THEREFORE, the Association hereby amends the Declaration to (i) wholly delete Article I, Section 1.6.2 and substitute the following in place thereof; and (ii) add a new Article I, Section 1.6.18, both as follows. Any/all other provisions of the Declarations not amended herein shall remain in full force and effect.

Section 1.6.2 – Animals. Maintaining any animals, other than those normally kept as household pets, shall be prohibited. Household pets shall not be maintained or bred for commercial purposes or kept in a manner so as to constitute a nuisance or activity prohibited by law. The total number of all dogs and cats in any Living Unit shall not exceed two (2). The following dogs shall not reside or be present temporarily in the Development: (a) a dog which has been declared by a public agency to be potentially dangerous, potentially vicious, dangerous or vicious, as those terms are defined by the Ohio Revised Code; (b) a dog which has, without provocation, caused injury or death to any person; or (c) a dog which has initiated a fight with and caused injury or death to another resident's dog. Dogs, if permitted, shall not be allowed to remain outside so as to create a nuisance with respect to their barking or howling. All lot owners are strictly liable for any damage or injury to persons or property caused by their pets. Further, each lot owner shall indemnify, defend and hold harmless the Association and its officers, directors, employees, committee members, managers, and agents from all claims, obligations, liabilities, damages, expenses, judgments, attorneys' fees and costs arising from or related to his or her pets.

Section 1.6.18 – Solar/Wind Energy Devices. All externally mounted solar/wind energy devices, systems or equipment including without limitation solar panels and their associated components, solar tubes, solar skylights, wind turbines or other solar/wind energy devices are prohibited.

IN WITNESS WHEREOF, the Association, by and through the President of its Board of Trustees, has executed this Amendment as of the day and year first written above.

**THE SANCTUARY OWNERS
ASSOCIATION, INC., an
Ohio not-for-profit corporation**

By: 
Rod Robinson, President

STATE OF OHIO)
) SS:
STARK COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named, Rod Robinson, President of **THE SANCTUARY OWNERS ASSOCIATION, INC.**, an Ohio not-for-profit corporation, who acknowledged that he did sign the foregoing and that the same is his free act and deed personally and as such officer of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at North Canton, Ohio, this 30th day of June, 2020.


Notary Public

This Amendment prepared by:

Winkhart & Minor, LLC
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North Canton, Ohio 44720
Phone: (330) 433-6700
Fax: (330) 433-6701



JAMIE R. MINOR
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Under Section 147.03