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201300010434
Filed for Record in
CLARK COUNTY, OH
NANCY PENCE, RECORDER
06-17-2013 At 10:12 am.
DECL BY LAW 60.00
OR Volume 1998 Page 2600 - 2605

AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR HAMPTON TRAIL VILLAS

This amendment is made for the purpose of amending the Declaration of Covenants, Conditions, and Restrictions for Hampton Trail Villas, specifically Exhibit B, Hampton Trail Villas Design Standards.

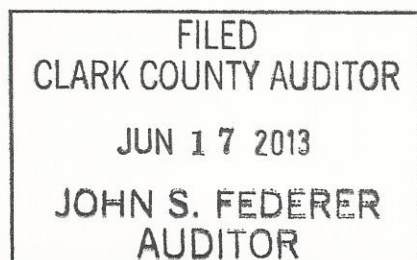
Ohio Condominium Law permits Declarations to be amended by the affirmative vote of unit owners exercising not less than seventy-five percent (75%) of the voting power of the association.

At a meeting of the Hampton Trail Villas Homeowners Association held April 23, 2012, at 278 Hampton Trail, we, the undersigned, hereby certify that the new Declaration of Covenants, Conditions, and Restrictions for Hampton Trail Villas, specifically Exhibit B, Hampton Trail Villas Design Standards were approved by more than the required seventy-five percent (75%) of the Unit Owners and accordingly the new Hampton Trail Villas Design Standards attached are to replace the Old Hampton Trail Villas Design Standards on file with the Clark County Auditor's Office.

We, the undersigned, certify that the new Hampton Trail Villas Declaration of Covenants, Conditions, and Restrictions, attached, are an exact copy of the original Declaration appearing in the records of the Hampton Trail Villas Homeowners Association.

Original Declaration filed in Volume 1755,
pages 466-469, Exhibit B


Frances Mumma, President




Robert Mengel, Secretary

201300010434
CONNIE HENSON
278 HAMPTON TRAIL
SPRINGFIELD OH 45502



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STATE OF OHIO)
) SS
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 11th day of June, 2013, by Frances Mumma,, President, and Robert Mengel, Secretary, of Hampton Trail Villas Homeowners Association.

Rachelle A. Canan

NOTARY PUBLIC

STATE OF OHIO

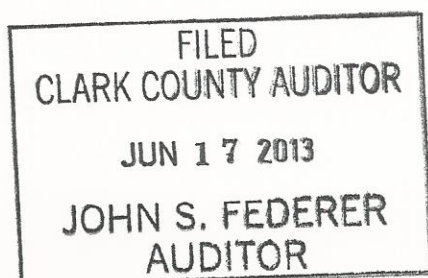
RACHELLE A. CANAN

Notary Public, State of Ohio

My Commission Expires Oct. 28, 2017

THIS INSTRUMENT PREPARED BY:

HAMPTON TRAIL VILLAS HOMEOWNERS ASSOCIATION
278 Hampton Trail
Springfield, Ohio 45502
Phone (937) 964-8951





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EXHIBIT B

HAMPTON TRAIL VILLAS DESIGN STANDARDS

1.0 GENERAL

1.1 The capitalized terms herein, unless otherwise specified, shall mean and be defined as set forth in the Declaration of Covenants, Conditions and Restrictions for Hampton Trail Villas. Said document is therein defined and hereinafter referred to as the "Declaration."

1.2 The purpose of these Design Standards is twofold. First, to establish certain criteria and guidelines for a Dwelling Unit and other improvements on the Property. Second, to establish a procedure and requirement for the plans and specifications to be established by the Board of Trustees (hereinafter the "Design Review Committee" for purposes of these Design Standards).

2.0 PLANS AND SPECIFICATIONS

2.1 Prior to the commencement of construction of any Dwelling Unit or any improvements on a Lot, a Builder shall submit to the Design Review Committee two (2) complete copies of Plans and Specifications (the "Plans and Specifications") which shall show in detail such improvements and shall include without limitation a plot plan, a landscaping plan and construction drawings for the Dwelling Unit.

2.2 The Design Review Committee may amend from time to time the specification requirements for the Plans and Specifications.

2.3 The Design Review Committee may delegate and/or assign its review procedure to an architect.

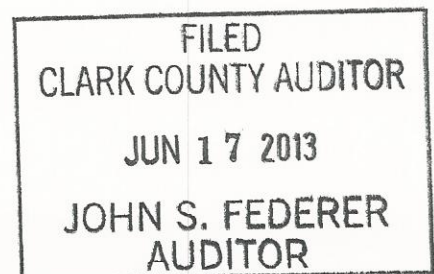
2.4 Copies of the approved Plans and Specifications shall be maintained at the Lot.

2.5 No constructions may be commenced with prior approval of the Plans and Specifications by the Design Review Committee.

3.0 DWELLING UNIT REQUIREMENTS

3.1 The living area of a Dwelling Unit constructed on any Lot shall not be less than 1,300 square feet. For purposes of computing such minimum square footage, the square footage of the basement, garage, attic, porches and decks shall not be considered.

3.2 All garages shall be attached for a minimum of two (2) cars.



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4.0 WALKWAYS

4.1 All walkways shall be constructed of concrete and be a minimum of three feet wide.

5.0 DRIVEWAYS

5.1 All driveways shall be constructed of concrete.

6.0 WINDOWS

6.1 All windows shall be vinyl double hung with full screens, insulated, low E glazing of earthtone color compatible with existing color (to match or be compatible with siding color). The specifications shall contain a description of all windows.

7.0 EXTERIOR DOORS

7.1 All exterior doors shall be insulated metal, painted to match siding on an approved accent color.

8.0 GARAGE DOORS

8.1 All garage doors shall be metal with pre-finished aluminum to match siding or approved accent color.

9.0 SIDING

9.1 All brick shall be compatible with siding and of complimentary shade to other existing dwellings. Siding shall be .044 vinyl siding and soffits, or cementous board with warranty of 15 to 25 years, color shall be earthtone and compatible with existing color.

9.2 No aluminum siding is permitted.

9.3 Brick is required on front elevation to the eave at a minimum.

10.0 ROOFING

10.2 All roofs must have a minimum pitch of 7/12 front to back.

10.3 All roofing shall be a minimum of 36 year dimensional shingles in woodtone color,



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11.0 EXTERIOR LIGHTING

11.1 Submitted specifications must show location of exterior fixtures.

12.0 GUTTERS AND DOWNSPOUTS

12.1 Gutter shall be pre-finished aluminum to match siding with matching downspouts.

13.0 LANDSCAPING

13.1 All yards must be completely sodded or seeded or a combination thereof.

13.2 Landscaping shall be per design as shown on the working drawings.

14.0 FENCING AND PORCH POSTS

14.1 Fences may be permitted on the rear yards subject to prior approval by the Design Review Committee.

14.2 All porch posts, railings and optional rear yard fencing shall be of vinyl material and the color shall be earthtones compatible with existing color.

14.3 No chain link fences shall be permitted.

15.0 ANTENNAS, DISHES, TOWERS

15.1 No antennas or radio towers shall be permitted.

15.2 Satellite dishes may be permitted subject to prior approval by the Design Review Committee.

16.0 MISCELLANEOUS CONSTRUCTION MATTERS

16.1 Builder, during the construction period, shall maintain a Port-O-John on site in accordance with OSHA requirements.

16.2 Builder, after the foundation has been installed, shall maintain a dumpster of suitable size on site to handle all construction debris which shall be placed in such dumpster.



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16.3 No burning of construction materials shall be permitted on any Lot.

16.4 Construction waste must be removed in a timely manner so as not to create an eyesore, nuisance or present a hazard.

17.0 EXTERIOR TRIM

17.1 All exterior trim shall be aluminum fascia, gutters, downspouts, overhead garage door and door trim. Color shall be earthtones compatible with existing color.

