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**LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH**

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MEDINA COUNTY RECORDER

LINDA HOFFMANN

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Cross-Reference to Document No. 2024OR018502

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS OF MONTVILLE RESERVE SUBDIVISION
MONTVILLE TOWNSHIP, MEDINA COUNTY, OHIO

CORRECTING AND INSERTING MAXIMUM ANNUAL ASSESSMENT
AND INITIAL CAPITAL CONTRIBUTION
AND
RATIFICATION OF THE CODE OF REGULATIONS

This First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of Montville Reserve Subdivision, Montville Township, Medina County, Ohio ("**Amendment**") made as of the 17th day of January 2025 by **MONTVILLE RESERVE LTD.**, an Ohio limited liability company, hereinafter referred to as "**Declarant**", and **MONTVILLE RESERVE HOMEOWNERS' ASSOCIATION, INC.**, an Ohio not-for-profit corporation, hereinafter referred to as "**Association**".

PREAMBLE

WHEREAS, on November 19, 2024, Declarant filed for record the Declaration of Covenants, Conditions, Easements and Restrictions of Montville Reserve Subdivision, Montville Township, Medina County, Ohio (the "**Declaration**"), which was recorded with the Medina County Recorder as Document Number 2024OR018502 for "**Property**" known as Montville Reserve Subdivision, said Property described in Exhibit "A" attached hereto (unless otherwise defined herein, the terms capitalized herein shall have the same meaning as defined in the Declaration);

WHEREAS, the Declarant wishes to correct errors, clarify, amend and supplement the Declaration to provide for additional conditions for the efficient preservation, maintenance and responsibilities associated with the development and use of the real property subject to the Declaration; and

WHEREAS, since the Declarant is considered the Original Declarant and continues to be an Owner of the Property as of the date hereof, Section 16.10 of the Declaration authorizes the Declarant to amend the Declaration.

NOW, THEREFORE, the undersigned, pursuant to Section 16.10 of the Declaration, hereby declares that the Declaration be and hereby is amended as follows:

1. The Preamble is incorporated in and made a part of this Amendment.
2. Maximum Annual Assessment. Declarant mistakenly inserted an incorrect amount in the first sentence of Section 9.5 of the Declaration as the maximum annual Assessment. Therefore, the first sentence of Section 9.5 of the Declaration is hereby deleted, and the following is inserted in its place and stead:

“Until January 1 of the year immediately following the conveyance of the first Dwelling Unit to an Owner, the maximum annual Assessment is \$2,400.00 per Sublot (\$200.00 if assessed monthly).”
3. Initial Capital Contribution. Declarant failed to insert an amount in Section 9.5(d) of the Declaration and Article IX, Section 1 of the Code regarding the initial capital contribution to be paid to the Association at the time a Member acquires title to a Sublot and upon each re-sale of a Sublot. To correct such error, the amount to be inserted as the initial capital contribution in such Section 9.5(d) of the Declaration and Article IX, Section 1 of the Code shall be \$650.00.
4. Ratification of Code. The Association failed to execute the Code (Exhibit D to the Declaration), and by execution of this Amendment, hereby ratifies the Code, as amended herein.
5. Except as amended herein and as previously amended, all covenants, conditions, restrictions and easements of the Declaration and Code shall remain in full force and effect.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have signed this document this 17 day of January 2025.

MONTVILLE RESERVE LTD.

By: David Kolar
David Kolar, Manager

MONTVILLE RESERVE HOMEOWNERS ASSOCIATION, INC.

By: David Kolar
David Kolar, its President

STATE OF OHIO)
COUNTY OF Summit) SS

The foregoing instrument was acknowledged before me this January 17, 2025 by David Kolar, Manager, Montville Reserve Ltd., an Ohio limited liability company, on behalf of the limited liability company.

Tanya L. Trent
Notary Public



STATE OF OHIO)
COUNTY OF Summit) SS

The foregoing instrument was acknowledged before me this January 17, 2025 by David Kolar, President, Montville Reserve Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of the non-profit corporation.

Tanya L. Trent
Notary Public



Prepared by:
Matthew T. Viola, Esq.
Kohrman Jackson & Krantz LLP
1375 E. 9th St., 29th Floor
Cleveland, Ohio 44114
(216) 696-8700

Exhibit "A"

Situated in Montville Township, Medina County, and State of Ohio and known as being Sublot No. 1 through 39, inclusive, and Block "A" in Montville Reserve Subdivision, being part of Original Montville Township Lot No. 33 as shown by the Plat recorded as Medina County Recorder's File No. 2024PL000034, as appears by said Plat, be the same more or less, but subject to all legal highways.

Permanent Parcel Numbers:

Sublot 1: 030-11C-07-021	Sublot 2: 030-11C-07-022
Sublot 3: 030-11C-07-023	Sublot 4: 030-11C-07-024
Sublot 5: 030-11C-07-025	Sublot 6: 030-11C-07-026
Sublot 7: 030-11C-07-027	Sublot 8: 030-11C-07-028
Sublot 9: 030-11C-07-029	Sublot 10: 030-11C-07-030
Sublot 11: 030-11C-07-031	Sublot 12: 030-11C-07-032
Sublot 13: 030-11C-07-033	Sublot 14: 030-11C-07-034
Sublot 15: 030-11C-07-035	Sublot 16: 030-11C-07-036
Sublot 17: 030-11C-07-037	Sublot 18: 030-11C-07-038
Sublot 19: 030-11C-07-039	Sublot 20: 030-11C-07-040
Sublot 21: 030-11C-07-041	Sublot 22: 030-11C-07-042
Sublot 23: 030-11C-07-043	Sublot 24: 030-11C-07-044
Sublot 25: 030-11C-07-045	Sublot 26: 030-11C-07-046
Sublot 27: 030-11C-07-047	Sublot 28: 030-11C-07-048
Sublot 29: 030-11C-07-049	Sublot 30: 030-11C-07-050
Sublot 31: 030-11C-07-051	Sublot 32: 030-11C-07-052
Sublot 33: 030-11C-07-053	Sublot 34: 030-11C-07-054
Sublot 35: 030-11C-07-055	Sublot 36: 030-11C-07-056
Sublot 37: 030-11C-07-057	Sublot 38: 030-11C-07-058
Sublot 39: 030-11C-07-059	Block "A": 030-11C-07-060