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**2016OR003020**

COLLEEN M. SWEDYK  
MEDINA COUNTY RECORDER  
MEDINA, OH  
RECORDED ON  
02/16/2016 1:17 PM

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MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

FIRST AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF THE  
RIVER ROCK FARMS SUBDIVISION

WHEREAS, The Declaration of Covenants, Conditions, and Restrictions of the River Rock Farms Subdivision (Declaration) was executed by James Navratil, President of James Navratil Development Co., Inc. (Declarant) on May 14, 2007 and filed with the office of the Medina County Recorder as Official Record 2007OR032552, and;

WHEREAS, pursuant to Article IV, Section 4.3 of the Declaration, the Declarant retained the right to elect the Board of Trustees, and amend the Declaration and Code to correct an omission or error provided that the Declarant owned Ten Percent (10%) or more of the Lots in the subdivision, and;

WHEREAS, at the time of execution of this First Amendment, James Navratil Development Co., Inc. is titleholder to two (2) of the twelve (12) platted Lots in the subdivision representing 16.67% of the ownership interest and thereby retains the right to amend the Declaration, and;

NOW THEREFORE, Declarant hereby amends the Declaration of Covenants, Conditions and Restrictions of the River Rock Farms Subdivision as follows:

- 1) Article I, Section 1.1 is amended by deleting the name "River Rock Farms Homeowners' Association" and replacing it with "Medina River Rock Farms Homeowners Association, Inc."
- 2) Article IV, Section 4.1 is amended by deleting the name "River Rock Farms Homeowner's Association, Inc." and replacing it with "Medina River Rock Farms Homeowners Association, Inc."

All other terms and conditions of the Declaration remain unchanged.

Adopted this 5th day of February, 2016.

James Navratil Development Co., Inc.

By: Hildy Navratil  
Hildy Navratil, President

STATE OF OHIO  
COUNTY OF MEDINA

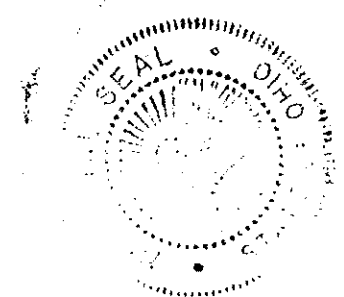
BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named Hildy Navratil, President of James Navratil Development Co., Inc., who acknowledged that she did sign the foregoing instrument and that the same is the company's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Medina, Ohio, this 5th day of February, 2016.

William F. Hutson  
Notary Public

Prepared by:  
Wm. F. Hutson, Esq.  
Hutson Law Office, Ltd.  
600 E. Smith Rd.  
Medina, OH 44256  
(330) 714-7513

WILLIAM F. HUTSON, Attorney-At-Law  
Notary Public - State of Ohio  
My Commission has no expiration date  
6-1-2016



MEDINA RIVER ROCK FARMS  
HOMEOWNERS ASSOCIATION, INC.

RIVER ROCK FARMS SUBDIVISION PHASE 1 CREATING SUBLOTS 1 AND 6  
AND BLOCKS "A" AND "B" KNOWN AS BEING PART OF MONTVILLE TOWNSHIP  
LOT 73 IN THE COUNTY OF MEDINA AND STATE OF OHIO AS SURVEYED BY  
ROBERT A. DAMON, REG. SURVEYOR NO. 6083 AND FILED AT 2007PL000075  
MEDINA COUNTY RECORDER'S OFFICE.

**PERMANENT PARCEL NO.: 030-11D-16-022**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 1 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1 AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2007PL000075 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6755 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-023**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 6 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1 AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2007PL000075 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: S/L 6 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-028**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 9 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 1, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2011PL000025 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6822 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-029**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 7 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 2, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2012PL000031 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6854 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-031**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 8 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 3, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2013PL000008 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6836 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-032**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 5 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 4, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2014PL000018 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: S/L 5 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-034**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 10 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 5, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2014PL000042 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6800 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-160-035**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 11 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 5, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2014PL000042 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6788 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-036**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF BLOCK "A4" IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 1, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2011PL000025 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

**PERMANENT PARCEL NO.: 030-11D-16-037**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 2 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 6, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2015PL000014 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: 6761 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-038**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 3 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 6, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2015PL000014 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: S/L 3 RIVER FOREST DRIVE, MEDINA, OH 44256

**PERMANENT PARCEL NO.: 030-11D-16-039**

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO: AND KNOWN AS AND BEING THE WHOLE OF SUBLOT 4 IN RIVER ROCK FARMS SUBDIVISIONS PHASE 1, REPLAT NO. 6, AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT 73, AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. 2015PL000014 OF MEDINA COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALSO KNOWN AS: S/L 4 RIVER FOREST DRIVE, MEDINA, OH 44256