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RECORDED THIS DATE
PATRICK J. O'MALLEY
CUYAHOGA CTY RECORDER

97 APR 23 PM 3: 23

PROPOSED CHANGES TO ARTICLE V


GENERAL POWERS OF

THE ASSOCIATION

SECTION 1. PAYMENTS FROM THE ASSESSMENT FUNDS

THE ASSOCIATION SHALL PAY OUT OF THE FUND HEREINAFTER PROVIDE FOR THE FOLLOWING:

(a) CARE OF THE COMMON AREAS. GRASS, TREES, SHRUBS AND OTHER LANDSCAPING LOCATED OUTSIDE OF ANY PRIVACY FENCE, SNOW PLOWING FROM DRIVEWAYS ONLY. CLEANING, MAINTENANCE, REPAIR AND REPLACEMENTS OF THE COMMON AREAS AND ANY OF ITS FACILITIES, THE OPERATION, MAINTENANCE AND REPAIR OF ANY RECREATIONAL FACILITIES ON THE PROPERTIES, A REASONABLE PRO-RATA SHARE OF THE COST OF OPERATION, MAINTENANCE AND REPAIR OF SUCH OTHER RECREATIONAL AREAS AND FACILITIES AS MAY BE MADE AVAILABLE FOR THE NON-EXCLUSIVE USE OF ALL OWNERS (WHETHER OR NOT LOCATED ON THE PROPERTIES), AND SUCH OTHER COMMON EXPENSES AS THE ASSOCIATION SHALL DETERMINE ARE NECESSARY AND PROPER. THE OWNERS OF EACH LIVING UNIT SHALL BE RESPONSIBLE FOR THE PAINTING AND MAINTENANCE OF ALL ENTRANCE DOORS, GARAGE DOORS AND NECESSARY DOOR TRIM. DEVELOPER SHALL HAVE THE DUTY TO MAINTAIN ALL COMMON AREAS, STORM SEWERS, AND SWALES UNTIL SUCH TIME AS ALL IMPROVEMENTS ARE INSTALLED, COMPLETED, PAID FOR IN FULL, AND TURNED OVER TO THE HOMEOWNER'S ASSOCIATION. THE ASSOCIATION SHALL HAVE THE SAME DUTY TO MAINTAIN ALL COMMON AREAS, STORM SEWERS, AND SWALES AS DOES THE DEVELOPER, AS SET OUT IN THIS ARTICLE, AFTER TITLE HAS BEEN CONVEYED TO THE ASSOCIATION. MAINTENANCE OF THESE ITEMS WILL BE DETERMINED BY THE BOARD OF MANAGERS AND NOT DETERMINED BY THE NUMBER OF YEARS;



SUBSCRIBED TO BEFORE ME THIS 21 DAY OF APRIL 1997

BRENDA K. BACHO
Notary Public, State of Ohio
My Commission Expires 11-1-99
(Recorded in Cuyahoga County)


NOTARY PUBLIC

Cheselka