

**SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR THE HAMPTON PLACE  
HOMEOWNERS ASSOCIATION, INC.**

***Hampton Place Subdivision No. 7***

*Whereas*, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Hampton Place Homeowners Association is recorded in Document No. 2008-0252058 of the Official Records of Lorain County as amended and supplemented (the Declaration), and

*Whereas*, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

*Whereas*, Valore Properties, Inc. is the Declarant of the Declaration, and

*Whereas*, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Neighborhoods and Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

*Whereas*, the Declarant desires to supplement the Declaration as to certain property; now therefore

Declarant hereby supplements the Declaration as follows:

- I. Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed and submitted to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.
- II. Designation of Neighborhood.** The property described in Exhibit A shall be deemed to be a part of the Standard Lot Neighborhood as set forth in Article II, Section 2.3 of

the Declaration and subject to the Assessments as set forth in the Declaration as amended and supplemented.

**III. Designation of Common Elements.** The property expressly described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration.

**A. Maintenance Easement.** The Association, its agents, contractors, subcontractors and employees, shall have an easement over all of the Common Elements to perform all maintenance required by the Declaration.

**B. Use.** Each Owner is hereby granted a non-exclusive and irrevocable license to use and occupy the Common Elements. The use of the Common Elements is restricted to the purposes for which they are associated and in accordance with this Declaration and the rules and regulation of the Association. No other use may be inferred by location or proximity to a Dwelling Unit.

**IV. Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, storm sewer easements, ditch easements and utility easements as shown on the Record Plan. Storm sewer easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

**V. Change of Working Capital Fund.** Article VII, Section 7.6 is hereby amended to provide that the initial capital contribution to the working capital fund of the Association is ~~\$500.00~~ ~~\$ 40,000~~ <sup>\$ 1,000.00</sup>

**VI. Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

**IN WITNESS WHEREOF, Valore Properties, Inc.** has caused this Amendment to the Declaration to be signed this 31<sup>st</sup> day of October 2022, by Anthony M. Valore, its President.


**Valore Properties, Inc.**

by: 

Anthony M. Valore  
President

**STATE OF OHIO** )  
 ) **ss:**  
**COUNTY OF CUYAHOGA** )

The foregoing instrument was acknowledged before me, this 31<sup>st</sup> day of October 2022, by Anthony M. Valore, President of Valore Properties, Inc., an Ohio corporation, on behalf of the corporation.

  
**Notary Public**  
 MARIA CRACIUN DINU  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 March 7, 2026

**Instrument Prepared By:**  
**James A. Matre**  
**Matre Law Group Co., LPA**

**EXHIBIT A**  
**Land Submitted to Declaration**

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 28 and O.L. 29, being Sublots 324 through 365, Block X and Block Y as shown on the record plat for Hampton Place Subdivision No. 7, Document No. \_\_\_\_\_ of the Lorain County, Ohio Plat Records.

**EXHIBIT B**  
**Common Elements**

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 28 and O.L. 29, Block X and Block Y and Drainage, Utility and Landscape Easements as shown on the record plat for Hampton Place Subdivision No. 7, Document No. \_\_\_\_\_ of the Lorain County, Ohio Plat Records.

CARDINAL HOPE EXAM  
36040 CARONIA CIRCLE  
AVON, OH 44011