



John A Donofrio, Summit Fiscal Officer

55385800

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MISC 44.00

**AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
STRATFORD GREEN AT MAYFAIR**

This will certify that copies of this Amendment to the Declaration of Easements, Covenants, Conditions and Restrictions for Stratford Green at Mayfair were filed in the Office of the Summit County Fiscal Officer on _____, 2006.

Received:

(

This instrument prepared by:
Nicholas T. George, Esq.
David J. Lindner, Esq.
Buckingham, Doolittle & Burroughs, LLP
50 South Main Street, P.O. Box 1500
Akron, Ohio 44309

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AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
STRATFORD GREEN AT MAYFAIR

RECITALS

A. Stratford Green at Mayfair subdivision is governed by and subject to the terms and provisions of a Declaration of Easements, Covenants, Conditions and Restrictions dated September 26, 2002 ("Declaration"), duly recorded under #54758487 with the Summit County, Ohio Fiscal Officer, as amended and supplemented. All capitalized terms not otherwise defined herein shall have the same definition ascribed to them in the Declaration.

B. Stratford Green Homeowners' Association, Inc. (the "Association") is a corporation consisting of all Owners in Stratford Green at Mayfair subdivision and as such is the representative of all Owners.

C. The Association desires to amend certain provisions of the Declaration as set forth below.

D. Section 15.11 of the Declaration permits the Declaration to be amended with the vote of at least a majority of the voting power of the Class "A" Members.

E. The Association has in its records consents to this Amendment signed by Owners representing at least a majority of the voting power of the Class "A" Members of the Association.

F. The proceedings necessary to amend the Declaration as required by the Declaration of Easements, Covenants, Conditions and Restrictions for Stratford Green at Mayfair have been complied with in all respects.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Incorporation Of Recitals. The recitals contained above are incorporated herein by this reference.



2. Amendment to Declaration. Amend Declaration Section 6.5(a)(5) to read as follows (new language underlined):

Unit Owner Insurance. Each Owner must, at his own expense, obtain insurance: (A) covering full replacement of his Living Unit (including the Party Wall); and (B) covering the contents of his Living Unit. Within five days of written request from the Association, an Owner must provide the Association with proof of such insurance. If any Owner fails to provide the Association with proof of insurance as required by this Section, the Association may, but is not required to, obtain insurance on behalf of the Owner and charge the cost of such insurance to the Owner in the same manner as an Assessment under Declaration Article IX. Any proceeds of the Owner's insurance policy must first be used to repair or replace the Owner's damaged or destroyed Living Unit before any proceeds may be otherwise distributed, unless such repair or replacement would be illegal under any state or local statute or ordinance governing health or safety.

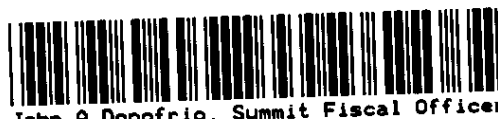
3. Other Provisions Remain in Full Force and Effect. Except as hereinabove amended and supplemented, all of the provisions of, and Exhibits to, the Declaration shall be and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officers of Stratford Green Homeowners' Association, Inc. have caused this Amendment to be executed this 11 day of October 2006.

STRATFORD GREEN HOMEOWNERS'
ASSOCIATION, INC.

By: [Signature]
DONALD SITALTZ, President

By: [Signature]
John A. Donofrio, Fiscal Officer



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John A Donofrio, Summit Fiscal Officer

STATE OF OHIO)
) SS.
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, appeared the above-named DONALD C SHULTZ, the President of STRATFORD GREEN HOMEOWNERS' ASSOCIATION, INC., who being duly authorized acknowledged that he/she did sign the foregoing and that the same is his/her free act and deed, both individually and as such officer.

IN WITNESS WHEREOF, I have set my hand and seal at Green, Ohio, this 11 day of ~~January~~ ^{October} 2006.

Dawn M. George
Notary Public

Dawn M. George
Notary Public, State of Ohio
Commission Expires 10/31/2007

STATE OF OHIO)
) SS.
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, appeared the above-named JOE G. PAYNE, the Vice Pres of STRATFORD GREEN HOMEOWNERS' ASSOCIATION, INC., who being duly authorized acknowledged that he/she did sign the foregoing and that the same is his/her free act and deed, both individually and as such officer.

IN WITNESS WHEREOF, I have set my hand and seal at Green, Ohio, this 11 day of ~~January~~ ^{October} 2006.

Dawn M. George
Notary Public

Dawn M. George
Notary Public, State of Ohio
Commission Expires 10/31/2007

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