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**DECLARATION OF RESTRICTIONS FOR
CANYON LAKES COLONY SUBDIVISION NO. 15**

THIS DECLARATION OF DEED RESTRICTIONS for Canyon Lakes Colony Subdivision No. 15 is made by Canyon Lakes Colony Co., an Ohio general partnership (hereinafter referred to as "Declarant") whose address is P.O. Box 23429, Chagrin Falls, Ohio 44023.

WITNESSETH

WHEREAS, Declarant owns in fee simple certain real property situated in the Township of Bainbridge, County of Geauga, State of Ohio, hereinafter referred to as the "Premises" and described in the legal description attached hereto as Exhibit "A".

WHEREAS, certain storm water management facilities (collectively the "Facilities") shall be located on the Premises, the location of which Facilities are shown graphically and identified on the plat for Canyon Lakes Colony Subdivision No. 15 filed with the Recorder of Geauga County, Ohio as the "Storm Water Infiltration Berm Easement" and, with respect to retention or detention ponds, "Storm Sewer Easement".

WHEREAS, certain restricted conservation areas ("Restricted Conservation Area") shall be located on the Premises, the location of which are shown graphically and identified on the plat for Canyon Lakes Colony Subdivision No. 15 filed with the Recorder of Geauga County, Ohio as the "Restricted Conservation Area".

WHEREAS, Declarant will, by the recording of the plat for Canyon Lakes Colony Subdivision No. 15, grant to the Canyon Lakes Colony Master Association, Inc. an easement in the Storm Sewer Easement and the Storm Water Infiltration Berm Easement.

WHEREAS, the maintenance of the Facilities located in the Storm Sewer Easement shall be the responsibility of the Canyon Lakes Colony Master Association, Inc.

WHEREAS, the maintenance of the Facilities located on individual sublots in the Storm Water Infiltration Berm Easement shall be the responsibility of the owner of the individual subplot on which each Facility is located.

WHEREAS, the maintenance of the Restricted Conservation Area located on individual sublots shall be the responsibility of the owner of the individual subplot in which each Restricted Conservation Area is located.

WHEREAS, Declarant proposes to develop and improve the Premises for single-family residential purposes under a general plan for development, and desires to establish certain restrictions pursuant to this plan for development with respect to the Premises.

NOW, THEREFORE, Declarant, as owner of the Premises, the Storm Sewer Easement, the Storm Water Infiltration Berm Easement, and the Restricted Conservation Area for itself, and its heirs, executors, administrators, successors and assigns, declares that the Premises are held and hereafter shall be conveyed, subject to the following covenants, rights, reservations, limitations, and restrictions.

Article I – Storm Sewer Easement.

With respect to all lakes, ponds, including retention and detention ponds, if any, canals, piping, culverts, drains, and other facilities now or hereafter situated upon any portion of the Premises that are intended for collection, retention, detention, transmittal or disposal of storm water, other than such facilities installed and maintained by Bainbridge Township or other governmental authorities, and except for such facilities as are the responsibility of the individual subplot owners as provided in Articles II and III below, to maintain the same in clean and sanitary conditions and in good order and repair and to make all replacements and renewals necessary to maintain the same, and to comply with the requirements of any easement or other agreement permitting drainage across adjacent properties.

The Canyon Lakes Colony Master Association, Inc. is responsible for maintaining the Facilities located in the Storm Sewer Easement, as required by the Geauga Soil and Water Conservation District ("GSWCD"). Maintenance includes but is not limited to the following:

1. Storm water pond monthly maintenance
 - (a) Removal of floating debris;

- (b) Removal of woody vegetative growth from pond area including embankments;
 - (c) Removal of trash and/or sediment accumulation;
 - (d) Removal of obstructions in orifices and/or outlets; and
 - (e) Mowing of pond, banks, and dam.
2. Storm water pond annual maintenance
- (a) Repair erosion to the outfall or spillway;
 - (b) Repair and/or replace any damaged structures (i.e., catch basins, risers, pipes, headwalls);
 - (c) Repair animal burrows and/or other leaks in the dam; and
 - (d) Removal of debris from overflow spillway and grates.

No structural alterations, modifications, or elimination may be made to the Facilities, including the retention pond, without prior written approval from the GSWCD.

Article II – Storm Water Infiltration Berm Easement.

Certain sublots contain storm water infiltration berm easements as designated on the plat for Canyon Lakes Colony Subdivision No. 15 as filed in the Recorder of Geauga County, Ohio ("Storm Water Infiltration Berm Easement"). These are not open space or common area designations and therefore remain in the name of the individual subplot owner on which they appear.

The owner of any subplot containing a storm water infiltration berm as designated on the plat for Canyon Lakes Colony Subdivision No. 15 is responsible for maintaining the storm water infiltration berm located on his or her subplot as required by GSWCD. Maintenance includes but is not limited to the following:

- 1. After major storm events:
 - (a) Inspect berms for erosion or gullies;
 - (b) Repair and compact berms to original heights and seed or mulch; and
 - (c) If erosion is persistent, install additional reinforcement such as stone or erosion fabric.

- 2. Annual maintenance:
 - (a) Inspect stone infiltration trench and PVC pipes for sediment or clogs, and remove any sediment accumulation;
 - (b) Remove accumulated debris (sticks, twigs, soil, leaves) from berm/swale areas to maintain original capacity;
 - (c) Inspect vegetation on mound and berm/swale areas, and eliminate bare soil areas by reseeding; and

- (d) Cut woody vegetation from mounding areas.

The owners of sublots 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, and 414 shall each be responsible for maintaining the Facilities located in the Storm Water Infiltration Berm Easement on each owner's respective subplot, as required by the GSWCD.

Article III – Restricted Conservation Area.

Certain sublots contained Restricted Conservation Areas as designated on the plat for Canyon Lakes Colony Subdivision No. 15, filed with the Recorder of Geauga County, Ohio. These are not open space or common area designations, nor are they Conservation Easements as described on the plat for Canyon Lakes Colony Subdivision No. 15, filed with the Recorder of Geauga County, Ohio and therefore remain in the name of the individual owner of the subplot on which they area.

The owner of any subplot containing a Restricted Conservation Area is responsible for maintaining the Restricted Conservation Area located on his or her subplot in its natural condition. Maintenance in its natural condition includes but is not limited to the following:

1. No vegetation shall be removed unless it is dead or creates a hazardous condition;
2. No live trees shall be removed, cleared, disturbed or otherwise impaired without the prior written consent of the Canyon Lakes Colony Master Association, and only if such removal is necessary for health or safety reasons;
3. No action shall be taken by the owner of any subplot containing a Restricted Conservation Area, or his or her respective agents, employees, guests or occupants, or the Declarant that would impact any areas designated on the plat for Canyon Lakes Colony Subdivision No. 15, filed with the Recorder of Geauga County, Ohio as a Restricted Conservation Area; and
4. No structures, permanent or temporary, including fences, shall be placed or allowed to remain within the bounds of the Restricted Conservation Area.

The owners of sublots 397, 398, 399, 400, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 417, 418, 419, 420, 424, 425, and 426 shall each be responsible for maintaining in its natural condition the Restricted Conservation Area on each owner's respective subplot.

Article IV - Miscellaneous.

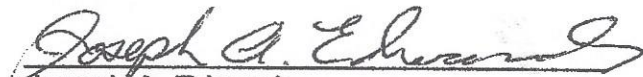
No structural alterations, modifications, or elimination may be made to the Facilities, including the retention pond, without prior written approval from the GSWCD.

The GSWCD, its agents and successors are hereby authorized to access all of the above-described Facilities at Canyon Lakes Colony Subdivision No. 15 for inspection purposes at such times as it deems necessary.

The Canyon Lakes Colony Master Association, their agents, employees, representatives and assigns may enter the area of the Restricted Conservation Area for the purposes of inspection, maintenance or restoration at any time, including accessing the Restricted Conservation Area through any subplot or other portion of the Premises, if necessary.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration the day and year first above written.

OWNER


Joseph A. Edwards
General Partner
Canyon Lakes Colony Co.

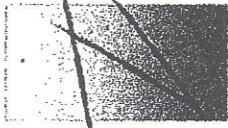
STATE OF OHIO)
) SS
COUNTY OF GEAUGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named CANYON LAKES COLONY CO., an Ohio general partnership, by Joseph A. Edwards, General Partner, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed individually and as General Partner, and the free act and deed of said entity. This is an acknowledgement clause. No oath or affirmation was administered to the signer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at SANBROBE TWP, Ohio this 19th day of SEPTEMBER, 2023.




Notary Public



NEFF
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description

Canyon Lakes Colony

Canyon Ridge Large Lots Subdivision No. 15

July 21, 2022

File No. 13716E-LD01

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Situated in the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Original Bainbridge Township, Lot Nos. 4, 5, 6, 7, 8, and 9 Tract No. 2 and Lot No. 33, Tract 1 and additionally being known as being Block "A" in the Canyon Lakes Colony Subdivision No. 14-A as shown in Volume 43, Pages 19-26 of Geauga County Records and containing 38.4165 Acres and known as being lands conveyed to Canyon Lakes Colony Co. by deeds recorded in Volume 822, Page 932, Volume 822, Page 942 & Volume 1257, Page 381 of Geauga County Records & containing 23.2558 Acres, and representing all of Permanent Parcel Numbers 02-421430 02-0707000, 02-105330 & 02-104400. and is further bound and described as follows:

Beginning at a 1" iron pin monument found at the centerline of Clayton (Dedicated Volume 41, Pages 26-29) (60 Feet Wide) with the centerline of Chagrin Road (60 Feet Wide);

Thence North 44°06'02" West, along the centerline of said Chagrin Road, a distance of 367.98 feet to a 1" iron pin monument found at an angle point in said centerline;

Thence North 44°05'45" West, continuing along the centerline of said Chagrin Road, a distance of 69.23 feet;

Thence South 45°53'43" West, a distance of 30.00 feet to an iron pin found at the North corner of Canyon Lakes Colony Subdivision Phase 13-A recorded in Volume 41 Pages 26-29 of Geauga County Records and the principal place of beginning for the lands hereinafter described;

Course 1 Thence South 45°53'43" West, along the Northwest line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 55.04 feet;

Course 2 Thence South 46°36'31" West, continuing along the Northwest line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 407.13 feet to an angle point on said line;

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- Course 3 Thence South 52°04'48" West, continuing along the Northwest line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 353.88 feet to an angle point on said line;
- Course 4 Thence North 37°55'12" West, continuing along the Northwest line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 20.60 feet to an angle point on said line;
- Course 5 Thence South 52°04'48" West, continuing along the Northwest line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 376.80 feet to an angle point on said line;
- Course 6 Thence South 16°23'23" West, continuing along the West line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 341.44 feet to an angle point on said line;
- Course 7 Thence South 76°35'44" East, continuing along the Southerly line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 291.70 feet to an angle point on said line;
- Course 8 Thence South 64°56'38" East, continuing along the Southerly line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 198.06 feet to an angle point on said line;
- Course 9 Thence South 87°16'11" East, continuing along the Southerly line of said Canyon Lakes Colony Subdivision Phase 13-A, a distance of 47.74 feet to the West corner of Canyon Lakes Colony Subdivision Phase 13-B, recorded in Volume 42 Pages 20-21 of Geauga County Records;
- Course 10 Thence South 46°46'27" East, along the Southerly line of Canyon Lakes Colony Subdivision Phase 13-B, a distance of 496.94 feet to an angle point of said line;
- Course 11 Thence South 85°57'27" East, continuing along the Southerly line of Canyon Lakes Colony Subdivision Phase 13-B, a distance of 210.66 feet to the Westerly line of said Clayton Trail;

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- Course 12 Thence along the Westerly right of way line of said Clayton Trail by the arc of a curve deflecting to the right, a distance of 307.87 feet. Said curve having a radius of 686.20 feet, and interior angle of 25°42'22" and a chord which bears South 34°00'00" West, a distance of 305.29 feet;
- Course 13 Thence continuing along the Westerly right of way line of said Clayton Trail by the arc of a curve deflecting to the right, a distance of 29.96 feet. Said curve having a radius of 25.00 feet, an interior angle of 68°40'04" and a chord which bears South 81°11'14" West, a distance of 28.20 feet;
- Course 14 Thence continuing along the Westerly right of way line of said Clayton Trail by the arc of a curve deflecting to the left, a distance of 68.44 feet. Said curve having a radius of 100.00 feet, an interior angle of 39°12'47" and a chord which bears North 84°05'07" West, a distance of 67.11 feet;
- Course 15 Thence continuing along the Westerly right of way line of said Clayton Trail by the arc of a curve deflecting to the right, a distance of 27.88 feet. Said curve having a radius of 25.00 feet, and interior angle of 63°53'46", and a chord which bears North 71°44'38" West, a distance of 26.46 feet;
- Course 16 Thence South 50°12'15" West, along the Westerly right of way line of said Clayton Trail, a distance of 60.00 feet to the East line of Block F of the Canyon Lakes Colony Subdivision Phase 14-A recorded in Volume 43 Pages 19-26 of Geauga County Records;
- Course 17 Thence North 39°47'45" West, along the East line of said Block F, a distance of 152.28 feet to the Northeast corner thereof;
- Course 18 Thence South 50°55'32" West, along the North line of Canyon Lakes Colony Subdivision Phase 14-A, a distance of 116.40 feet to an angle point on said line;
- Course 19 Thence South 89°06'17" West, along the North line of Canyon Lakes Colony Subdivision Phase 14-A, a distance of 661.31 feet to an angle point on said line;
- Course 20 Thence North 48°11'05" West, along the North line of Canyon Lakes Colony Subdivision Phase 14-A, a distance of 687.31 feet to an angle point on said line;
- Course 21 Thence North 34°22'08" West, along the North line of Canyon Lakes Colony Subdivision Phase 14-A, a distance of 389.68 feet;

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- Course 22 Thence leaving said line, North $32^{\circ}03'39''$ East, a distance of 116.95 feet;
- Course 23 Thence North $57^{\circ}53'26''$ West, a distance of 544.19 feet to a point of non-tangent curvature;
- Course 24 Thence Northeasterly by the arc of a curve deflecting to the left, a distance of 759.32 feet. Said curve having a radius of 590.00 feet, an interior angle of $73^{\circ}44'20''$ and a chord which bears North $21^{\circ}04'52''$ East, a distance of 707.99 feet;
- Course 25 Thence North $15^{\circ}47'18''$ West, a distance of 75.72 feet to the South line of said Original Lot No. 33;
- Course 26 Thence North $89^{\circ}44'38''$ East, along the South line of said Original Lot No. 33, a distance of 1289.57 feet;
- Course 27 Thence North $45^{\circ}53'10''$ East, a distance of 482.66 feet to the Westerly right of way line of said Chagrin Road;
- Course 28 Thence Southeasterly along the Westerly right of way line of said Chagrin Road by the arc of a curve deflecting to the left, a distance of 157.66 feet. Said curve having a radius of 1462.39 feet, an interior angle of $06^{\circ}10'37''$ and a chord which bears South $41^{\circ}00'17''$ East, a distance of 157.58 feet to a point of tangency;
- Course 29 Thence South $44^{\circ}05'4''$ East, continuing along the Westerly right of way line of said Chagrin Road, a distance of 403.59 feet to the principal place of beginning and containing 61.6723 Acres (2,686,445 Square Feet) of land;

Be the same more or less, but subject to all legal highways and easements of record.