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Knox Ohio
John Lybarger County Recorder
File# 2007-00006664
BK 1087 PG 736-738

**FIRST SUPPLEMENT TO DECLARATION OF COVENANTS,
EASEMENTS, CONDITIONS AND RESTRICTIONS FOR
CENTERBURG MEADOWS, PHASE II**

This First Supplement to the Declaration of Covenants, Easements, Conditions and Restrictions for Centerburg Meadows is made on or as of the 6th day of July, 2007.

RECITALS

A. Centerburg Meadows, Phase II, Section I is a platted residential subdivision in the Village of Centerburg, Knox County, Ohio, of record in Plat Book C, pages 22 and 23, Recorder's Office, Knox County, Ohio.

B. The Declaration of Covenants, Easements, Conditions and Restrictions for Centerburg Meadows, Phase II is filed for record in Book 999, Pages 398 through 433, Recorder's Office, Knox County, Ohio.

C. Pursuant to the provisions of Article X, Section C, the undersigned, Quillin Properties, Ltd., an Ohio Limited Liability Company, the Declarant, desires by this supplement to put forth certain information relating to the R-2, Single Family District under Chapter 1127, which was enacted as Ordinance No. 2006-13, of the Centerburg Codified Ordinances.

DECLARATION

NOW THEREFORE, Declarant hereby declares as follows:

- 1) Compliance with the current set-back standards as set forth in Chapter 1127.03, a copy of which is attached hereto, shall be required; and in accordance with Article IV, Section C, the original Declaration is hereby deemed to be amended to incorporate the current set-back requirements set forth in Chapter 1127.03 and platted set-backs shall be deemed amended as well.
- 2) As to non-rectangular lots: The Declarant will permit averaging the lot depth to determine the rear-yard set back, so long as such averaging method is also approved by the Zoning Administrator when used on the Application for Zoning Permit.
- 3) Attachments and exhibits hereto are a part hereof as fully as if set forth herein.

6th IN TESTIMONY WHEREOF, the undersigned has executed this instrument this day of July, 2007.

QUILLIN PROPERTIES LTD.
An Ohio Limited Liability Company

By: [Signature]
Alston M. Quillin, III

STATE OF OHIO
COUNTY OF DELAWARE, SS:

Be it remembered, that on this 6th day of July, 2007, before me the subscriber, a Notary Public in and for said State, personally came Quillin Properties, Ltd., by Alston M. Quillin III, its Member, and acknowledged the signing thereof to be his voluntary act and deed on behalf of said Company.

In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]
Notary Public

Instrument Prepared by:

MAGNUSON & BARONE, ATTORNEYS AT LAW
570 POLARIS PARKWAY, SUITE 140
WESTERVILLE OH 43082



JEFFREY A. ALKER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

TRANSFER NOT NECESSARY

[Signature]

KNOX COUNTY AUDITOR
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O-06-01C

ORDINANCE NO. 2006-13

TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF CENTERBURG AND ENACT PART ELEVEN - PLANNING AND ZONING CODE TO BE ADDED TO AND BECOME A PART OF THE CODIFIED ORDINANCES TO PROVIDE A PLANNING AND ZONING CODE

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CENTERBURG, OHIO;

Section 1. That the Zoning Ordinance of the Village of Centerburg and Zoning Map is hereby revised and amended in its entirety and Part Eleven of the Codified Ordinances is enacted to read as follows:

~~SEE THE ZONING MAP AND PAGES 1 THROUGH 256 OF THE PLANNING AND ZONING ORDINANCE, WHICH ARE ATTACHED HERETO.~~

Am 2 II
7/2/07

CHAPTER 1127
R-2 Single Family District

1127.01	Purpose.	1127.03	Development standards.
1127.02	Permitted and conditional uses.		

CROSS REFERENCES

Off-street parking requirements - see P. & Z. 1171.04
 Landscaping - see P. & Z. Ch. 1173
 Swimming pools - see P. & Z. Ch. 1174
 Supplemental yard and height regulations - see P. & Z. 1175.03

1127.01 PURPOSE.

The purpose of the R-2 District is to provide for the orderly development of medium to low density single family homes and customary supporting residential facilities, such as schools, churches and public parklands. (Ord. 2006-13. Passed May 1, 2006.)

1127.02 PERMITTED AND CONDITIONAL USES.

Permitted and conditional uses for the R-2 Single Family District are the same as those for the R-1 Single Family District. (Ord. 2006-13. Passed May 1, 2006.)

1127.03 DEVELOPMENT STANDARDS.**(a) Lot Requirements for Each Dwelling in the R-2 Single Family District are:**

- (1) Minimum lot area: 8,000 square feet.
- (2) Minimum lot width: Seventy feet; Ninety feet for corner lots; located on publicly dedicated rights-of-way.
- (3) Minimum lot depth: One Hundred thirty-five feet for lots backing onto an arterial street.
- (4) Minimum front yard: Thirty feet; forty feet for structures on lots fronting on arterial streets.
- (5) Minimum side yard: Eight feet.
- (6) Minimum rear yard: Thirty feet; fifty feet for lots backing onto an arterial street, thirty feet for decks and patios thirty inches in height or less above the adjacent grade prior to construction for lots backing onto an arterial street; fifteen feet for accessory buildings, decks/patios thirty inches in height or less above the adjacent grade prior to construction.
- (7) Maximum lot coverage: Thirty-five percent (35%).

(b) Building Requirements for Each Dwelling in the R-2 Single Family District are:
Maximum height: Thirty-five feet.**(c) Site Development Requirements in the R-2 Single Family District are:**

- (1) Parking: At least two parking spaces, one of which must be enclosed.
- (2) All applicable subdivision regulations and sign, parking and landscaping regulations of this Zoning Ordinance must be satisfied.
(Ord. 2006-13. Passed May 1, 2006.)