

DECLARATION OF FEATURE AMENITY EASEMENT

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KNOW ALL MEN BY THESE PRESENTS, that GREEN LAND TRUST, LTD., an Ohio limited liability company (hereinafter "Developer"), is the fee simple owner of certain real property known as and being Block "A," Block "B," Block "D," and Lot Numbers 1, 13, 14, 56, and 57 in Kings Ridge, Phase One, located in the City of Green, County of Summit and State of Ohio, as the same is recorded in Reception Number 55008786 of the Summit County Records ("the Premises").

Developer does hereby declare and reserve unto Developer, its successors and assigns, including but not limited to the homeowner's association for Kings Ridge, a thirty-two foot (32') easement over and on the southern portion of the Premises, being the area shaded in gray on and as described in the Landscape and Beautification Easement Plat "Exhibit A" attached hereto and made a part hereof (hereinafter the "Easement Property").

The Easement set forth in this Declaration includes the right of Developer and Developer's successors, assigns, and nominees to enter upon the Easement Property, by reasonable means of ingress and egress at appropriate points on the Premises, for any and all reasonable purposes necessary for the construction, maintenance, repair, demolition, and/or reconstruction of the fence, development sign, sidewalks, and landscaping of the Easement Property.

The owner(s) of the Premises shall be obligated and agree to maintain the Easement Property and landscaping existing thereon in a manner aesthetically commensurate with Kings Ridge, including but not limited to regular mowing and landscaping around the fence, sign, and sidewalks, if any, and any other maintenance associated therewith. Notwithstanding the foregoing, Developer or the homeowner's association for Kings Ridge shall be responsible for the repair and reconstruction of the fence built within the Easement Property.

Developer hereby acknowledges and agrees that this Declaration of Easement shall be binding upon and inure to the benefit of Developer, its successors and assigns forever, and shall be deemed to run with the land and shall be deemed to be reserved and reaffirmed in the deed from Developer to the subsequent owner of the Premises.

Description approved by Tax M...
Approval good for 30 days if:
3-30-05 - CDL TANN

Lot	Parcel Number	Routing Number
1	28-14603	GR-00017-A4-001.000
13	28-14615	GR-00017-A4-013.000
14	28-14616	GR-00017-A4-014.000
56	28-14658	GR-00017-A4-056.000
57	28-14659	GR-00017-A4-057.000
A	28-14663	GR-00017-A4-061.000
B	28-14664	GR-00017-A4-062.000
D	28-14666	GR-00017-A4-064.000

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Miller Examining Service, Inc. ME
Signature

John A Donofrio, Summit Fiscal Officer

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Pg: 1 of 3
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