

**THIRD AMENDMENT TO THE CRYSTAL CREEK DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS**

**WHEREAS**, the Crystal Creek Declaration of Covenants, Conditions, Restrictions, Easements and Liens (hereafter, "Declaration") was recorded February 16, 1995 in Book 597, Page 580 of the Clermont County, Ohio Recorder's Office; and

**WHEREAS**, the First Amendment to the Declaration was recorded on March 7, 2003 in Book 1586, Page 1689 of the Clermont County, Ohio Recorder's Office; and;

**WHEREAS**, the First Supplement to the Declaration was recorded October 28, 1996 in Book 830, page 602 of the Clermont County, Ohio Recorder's Office; and;

**WHEREAS**, the Second Supplement to the Declaration was recorded November 9, 1998 in Book 1158, Page 2249 of the Clermont County, Ohio Recorder's Office; and;

**WHEREAS**, the Third Supplement to the Declaration was recorded July 22, 1999 in Book 1214, Page 2353 of the Clermont County, Ohio Recorder's Office;

**WHEREAS**, the Second Amendment to the Declaration was recorded on November 1, 2018 in OR 2795, Page 3842 of the Clermont County, Ohio Recorder's Office; and;

**WHEREAS**, the Declaration and amendments thereto are binding upon the property described in the attached Exhibit A;

**WHEREAS**, pursuant to Article IX, § 9.2 (B) of the Declaration, at least sixty-seven percent (67%) of the voting power of the Association voted in favor of this and there are no "eligible mortgage holders"; and

**THEREFORE**, pursuant to § 9.2 (B) of the Declaration, the Declaration is amended as follows:

**1. Article VIII, Section 8.3(L) of the Declaration shall be amended only as follows:**

There shall be no changes to this Section by way of this Third Amendment, except that Exhibit E, attached hereto, shall replace Exhibit E that was attached to the original Declaration.

**IN WITNESS WHEREOF**, Bob Stec, President of Crystal Creek Homeowners' Association, hereby makes and executes this Third Amendment to the Declaration this \_\_\_\_ day of February, 2019.

**CRYSTAL CREEK HOMEOWNERS'  
ASSOCIATION**  
an Ohio nonprofit corporation

By: \_\_\_\_\_  
Printed: Bob Stec  
President

STATE OF OHIO                    )  
  )       :SS  
COUNTY OF WARREN            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2019, by Bob Stec, President of Crystal Creek Homeowners' Association, an Ohio nonprofit corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public  
My Commission expires:

***This instrument was prepared by:***  
*Lisa Conn, Esq.*  
***Cuni, Ferguson, & LeVay Co., L.P.A.***  
*10655 Springfield Pike*  
*Cincinnati, Ohio 45215-1120*  
*(513) 771-6768*  
*(513) 771-6781*  
*[lmc@cfl-law.com](mailto:lmc@cfl-law.com)*

**NEW EXHIBIT E**  
**MAILBOX DESIGN GUIDELINES**

1. Mailboxes shall be placed upon either a 4x4 or 6x6 wood post that shall be securely anchored into the ground and shall consist of either pressure treated wood or cedar wood;
2. Mailboxes shall consist of a wood covered box, A-frame in style;
3. It is recommended the post height from the ground to the top of the post should not be more than 70 inches;
4. Mailboxes and posts, and any part thereof, shall be stained Olympic Brand, Oxford Brown or Chocolate Brown in color;
5. There shall be no decorative or ornamental mailboxes, posts, surrounds, nor shall any part thereof be decorative or ornamental in nature;
6. Any Owner who wishes to replace his or her mailbox or post, or any part thereof, must first obtain approval by the Board of Directors.

Attached hereto are 7 photographs showing examples of mailboxes that would meet the Mailbox Design Guidelines.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Situate in Union Township, Clermont County, Ohio in Churchill Jones Military Survey #1134 and being more particularly described as Lots 1-8, 10-33, inclusive, of Crystal Creek Subdivision Block A, and Lot 98 (a re-plat of Lot 9) as formed by the Crystal Creek Declaration of Covenants, Conditions, Restrictions, Easements and Liens (hereafter, "Declaration") which was recorded on February 16, 1995 in Book 597, Page 580 of the Clermont County, Ohio Recorder's Office, as found in Plat Book 5, Page 267 (Lots 1-8 and 10-33) and as found in Plat Book 7, Page 19 (Lot 98) of the Clermont County Plat Records.

Situate in Union Township, Clermont County, Ohio in Churchill Jones Military Survey #1134 and being more particularly described as Lots 34-60, inclusive, of Crystal Creek Subdivision Block B, as formed by the First Supplement to the Declaration which was recorded on October 28, 1996 in Book 830, Page 602 of the Clermont County, Ohio Recorder's Office, as found in Plat Book 6, Page 194 of the Clermont County Plat Records.

Situate in Union Township, Clermont County, Ohio in Churchill Jones Military Survey #1134 and being more particularly described as Lots 61-72, inclusive, of Crystal Creek Subdivision Block C, as formed by the Second Supplement to the Declaration which was recorded on November 9, 1998 in Book 158, Page 2249 of the Clermont County, Ohio Recorder's Office, as found in Plat Book 8, Page 44 of the Clermont County Plat Records.

Situate in Union Township, Clermont County, Ohio in Churchill Jones Military Survey #1134 and being more particularly described as Lots 73-97, inclusive, of Crystal Creek Subdivision Block D, as formed by the Third Supplement to the Declaration which was recorded on July 22, 1999 in Book 1214, Page 2353 of the Clermont County, Ohio Recorder's Office, as found in Plat Book 8, Page 188 of the Clermont County Plat Records.

# EXHIBIT A

## APPROVED MAILBOXES



## NOT APPROVED

