

THIRD SUPPLEMENT TO MASTER DECLARATION
OF
COVENANTS, EASEMENTS AND RESTRICTIONS
FOR
FIRESTONE FARMS HOMEOWNERS ASSOCIATION, INC.

This THIRD SUPPLEMENT ("Third Supplement) TO THE MASTER DECLARATION OF COVENANT, EASEMENTS AND RESTRICTIONS FOR FIRESTONE FARMS HOMEOWNERS ASSOCIATION, INC. ("Declaration") is made this day of October, 2020 by Firestone Homestead, LLC, an Ohio limited liability company ("Firestone").

WITNESS ETH:

WHEREAS, Meadowbrooke Development, LLC and Firestone Farms Association executed the Declaration on May 5, 2004; and

WHEREAS, the Declaration was filed with the Columbiana County Recorder's Office on May 7, 2004, Columbiana County Records, Volume 1271, Page 169, et seq.; and

WHEREAS, the First Supplement to the Declaration was filed with the Columbiana County Recorder's Office on January 28, 2005, Columbiana County Records, Volume 1344, Page 582, et seq.; and

WHEREAS, the Second Supplement to the Declaration was filed with the Columbiana County Recorder's Office on November 2, 2006, Columbiana County Records, Volume 1509, Page 927, et seq.; and

WHEREAS, the Transferor-Declarants designation of Successor Declarant of Covenants, Easements and Restrictions for Firestone Farms Homeowners Association, Inc. was filed with the Columbiana County Recorder's Office on October 23, 2013, Columbiana County Records, Volume 1998, Page 756, et seq., designating Firestone

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Homestead, LLC as the Successor Declarant as defined in the "Master Declaration of Covenants, Easements and Restrictions of Firestone Farms Homeowners Association, Inc." filed for record in Book 1271, Page 169 of the Columbiana County Recorder's Office and any all amendments thereto; and

WHEREAS, Firestone Homestead, LLC as Successor Declarant, pursuant to Article XIV, Section 3 of the Declaration, has the right to amend the Declaration as provided therein, and the Declarant desires hereto to cause the Declaration to be supplemented by this Third Supplement in the manner hereinafter set forth.

NOW THEREFORE, in furtherance thereof:

Article XII, Section 1 of the Declaration, Signs, is deleted in its entirety and the following new Section I of Article XII of the Declaration is substituted in lieu thereof:

Section 1. Signs. With the exception of political signs, no sign or other advertising device of any kind, temporary or permanent, shall be erected or placed within Firestone Farms without the prior written consent of the Master Board of the Declarant. The Master Board and the Declarant shall have the right to erect signs or other advertising devices and to permit Builders, Realtors and Owners to erect signs and other advertising devices within Firestone Farms (including security signs and invisible fence signs) as the Declarant or the Master Board, in their discretion, deem appropriate. Political signs are permitted so long as the signs comply with the zoning regulations of the City of Columbiana currently in effect or as they may be amended and also comply with the following restrictions:

- a. No political signs posted prior to forty-five (45) days before the election.
- b. Removed within three (3) days after the election.
- c. No signs are permitted to be installed on Firestone Farms Common Area or Common Area Facilities or on Firestone Farms entrances.

Notwithstanding the above, no signs, flags (except American Flags whose location must be approved by the Master Association), banners or similar items advertising or providing directional information with respect to

activities being conducted outside Firestone Farms shall be permitted within Firestone Farms.

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Executed on the day and year first above written.

FIRESTONE HOMESTEAD, LLC an Ohio
Limited Liability Company By:

W. Thomas Mackall
W. Thomas Mackall

STATE OF HIO) OHIO
COUNTY Mohoning) SS:
OF

Before me, a Notary .Public, in and for said County and State, personally appyred the a ove named, Firestone Homestead, LLC, by W. Thomas Mackall, its President who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of the company.

In testimony . hereof, I have hereunto set my hand and affixed my seal at_ ,
15 day of October, 2020.

E. Carroll
this Notary Public /



E. CARROLL
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sw 147.03 R.C.

ared by:

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