

FIRST AMENDMENT TO ARCHITECTURAL REVIEW BOARD POLICIES AND GUIDELINES


The undersigned, being all of the members of the Architectural Review Board ("ARB") of Glencairn Forest, a Planned Residential Development District under the Planning and Zoning Code of the Township of Richfield, Summit County, Ohio, pursuant to the authority delegated in Article VIII, Section 8.1 and 8.2(c) of the Restated Declaration of Covenants, Conditions, Easements and Restrictions of Glencairn Forest (the "Declaration") filed for record on July 15, 2003 and recorded at instrument number 54907875, of Summit County Records, hereby amend the ARB Policies and Guidelines as follows:


1. Section 2 of Part G is hereby modified to provide that the minimum square footage for each Dwelling shall be 3,000 square feet (other than for the exceptions for S/Ls 25, 26, 27 and 59 listed therein), and the maximum amount of living space, excluding lower level (finished basement) for all single family residences shall be 9,000 square feet on the first and second floors.
2. Parts "M" and "O" are hereby deleted and the attached Parts "M" and "O" are hereby substituted in lieu therefore.


Except as amended hereby, the Architectural Review Board Policies and Guidelines shall remain in full force and effect and unmodified hereby.


IN WITNESS WHEREOF, the undersigned members of the ARB have signed this First Amendment to the ARB Policies and Guidelines on this 28 day of August, 2006.

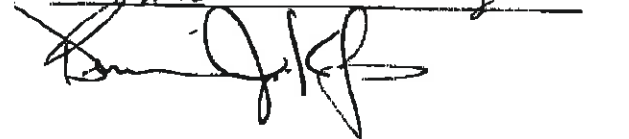
ARCHITECTURAL REVIEW BOARD MEMBERS:


James M. Biggar






Julie Schubert



**OUTDOOR LIVING AREAS/SWIMMING POOLS/TENNIS COURTS/
RECREATIONAL AREAS/SCREEN ENCLOSURES**

1. The elevation of the top of any swimming pool construction on any lot may not be over one (1) foot above the finished grade, unless integrated into terraced construction with prior ARB approval. No above-ground pools are permitted.
2. Decks, swimming pools, tennis courts, and recreational areas shall not be permitted on the street side of any residence.
3. Screen enclosure materials and colors must be approved by the ARB. Pool enclosures must be neutral in color and compatible in design and color with the residence. Materials and colors must be submitted for prior ARB approval.
4. The location of decks, patios, porches, swimming pools, hot tubs, tennis courts, boat docks, sand areas near lakes and recreational areas, together with the screen enclosures for such amenities, must be approved by the ARB. Screen enclosures must not be prominently visible from the street in front of a residence, nor may they be placed on any boundary line without the prior written approval of the ARB. Written comments of all adjoining property owners must be included with application to the ARB and are required before the decision of the ARB can be rendered.
5. Screen enclosures are defined as metal or plastic covers over the pool areas that allow partial sunlight and rain to pass through, but are resistant to penetration by insects such as flies, fleas, grasshoppers, etc.
6. Required fencing around swimming pools may not exceed the pool dimensions by more than 25 feet in any one direction. Pool fencing may be no closer to the side property lines than the side yard setback of the house. Any exceptions to these guidelines require specific approval by the ARB.

FENCES/WALLS

PART O

1. Construction of any fence requires approval by the ARB. Specific, detailed dimensioned plans showing location, type, style, height and color must be included with application. Written comments of all adjoining property owners must also be included with application and is required prior to ARB approval.
2. Attempts to establish property lines through individual fencing/walls are not approved.
3. No wall, fence, coping or boundary planting may be constructed on the boundary line of any lot or less than 5 feet from lot line.
4. No wall, fence, coping or planting which defines the boundary may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
5. Fences may be permitted as part of a landscaping plan or design in accordance with these guidelines.