

MODIFICATION OF RESTRICTIVE COVENANTS
OF
RIVER OAKS SUBDIVISION

WHEREAS, the undersigned are the owners of a majority of the lots in River Oaks Subdivision in the City of Heath, Licking County, Ohio; and

WHEREAS, all of the lots in River Oaks Subdivision are encumbered with restrictive covenants, which are recorded at volume 646, page 887, volume 692 page 1, and volume 779, page 406 of the Official Records of Licking County, Ohio; and

WHEREAS, said restrictive covenants contain the following provisions:

1. With regard to phase I:

Sidewalks. Upon completion of a dwelling, the lot owners shall be responsible for the installation of a 4' wide concrete sidewalk along all street right of ways. Said sidewalk, which shall be completed within 30 days following completion of the dwelling (unless weather conditions do not permit, in which case such sidewalks shall be completed as soon as possible), shall be built and located to the specifications of the City of Heath and the Developer. Sidewalks shall be installed within two years of purchase of a lot if construction has not been started.

2. With regard to phases II, III and IV:

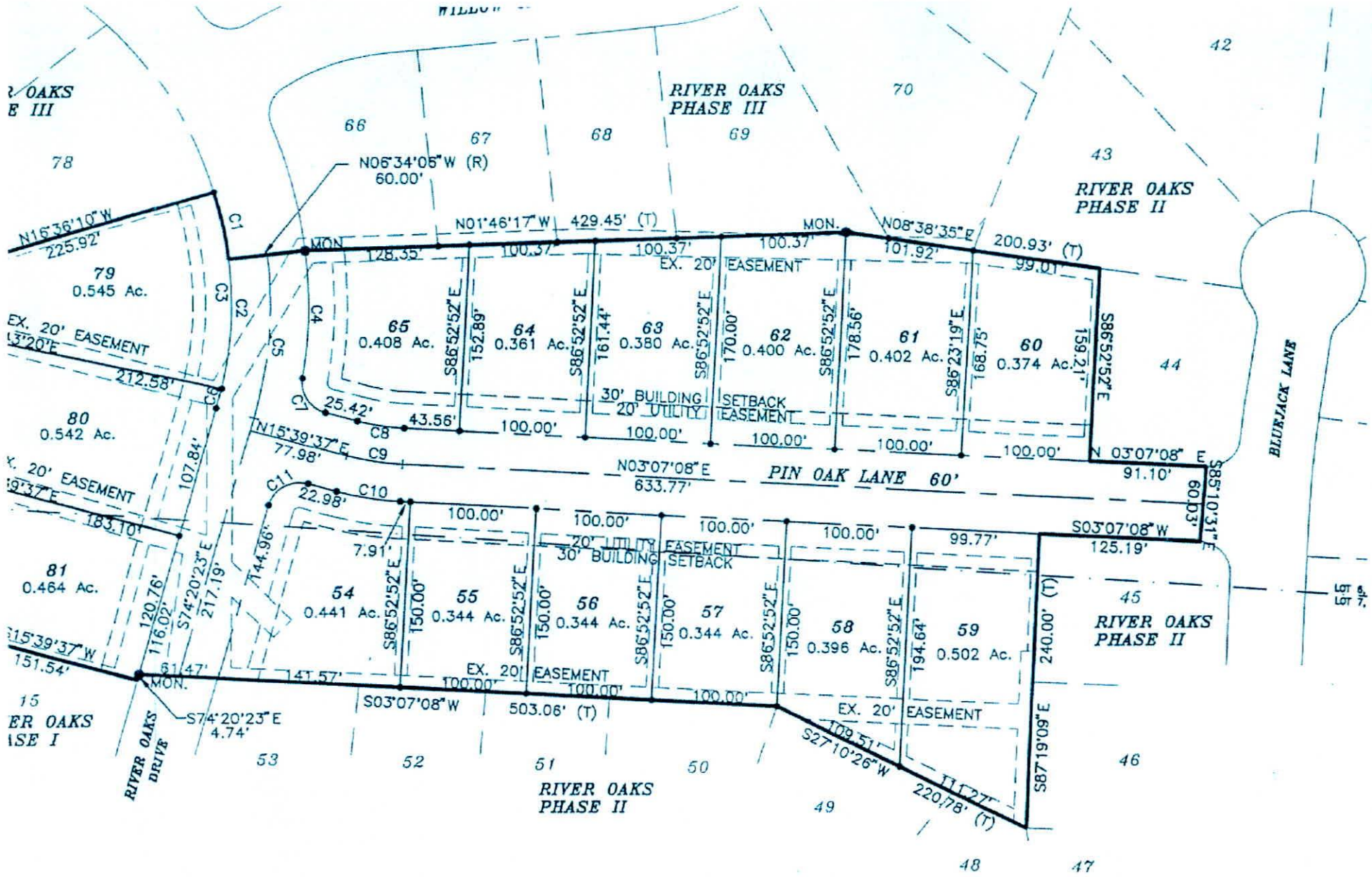
Sidewalks. Upon completion of a dwelling, the lot owners shall be responsible for the installation of a 4' wide concrete sidewalk along all street right of ways. Said sidewalk, which shall be completed within 30 days following completion of the dwelling (unless weather conditions do not permit, in which case such sidewalks shall be completed as soon as possible), shall be built and located to the specifications of the City of Heath and the Developer. In any event sidewalks shall be installed within three years of purchase of lot.

WHEREAS, the undersigned desire to modify the restrictive covenants pertaining to all four phases of River Oaks Subdivision as provided herein;

NOW, THEREFORE, in consideration of the mutual benefits to be realized by all of the undersigned, the undersigned agree that the Restrictive Covenant pertaining to sidewalks for River Oaks Subdivision, phases I, II, III and IV is modified to read as follows:

Sidewalks. Upon completion of a dwelling, the lot owners shall be responsible for the installation of a 4' wide concrete sidewalk along all street right of ways except River Oaks Drive, along which no sidewalks may be constructed. Said sidewalk, which shall be completed within 30 days following completion of the dwelling (unless weather conditions do not permit, in which case such sidewalks shall be completed as soon as possible), shall be built and located to the specifications of the City of Heath and the Developer. In any event sidewalks shall be installed within three years of purchase of lot.

TRANSFER NOT NECESSARY
Date FEBRUARY 13 1997
George D. Buchanan
Licking County Auditor *TAL*



AND AT ALL BREAKS IN LOTS.
 NOTES ON ALL SIDE LOT LINES,
 REAR LOT LINES.

OWNER/DEVELOPER
 RIVER OAKS DEVELOPMENT INC.
 35 SOUTH PARK PLACE

PREPARED BY:

James Henderson & Associates,
 ENGINEERING & LAND SURVEYING