

AMENDMENT NO. 4
TO THE RESTATEMENT AND AMENDMENT OF
THE DEED RESTRICTIONS FOR
THE LAKE LUCERNE SUBDIVISION
GEAUGA COUNTY, OHIO

Approved at the 2014 Lake Lucerne Annual Meeting

26. Docks

All Lot Owners with lake-frontage must seek written permission of the Board prior to constructing or remodeling docks. Only one dock may be built per Lot. All docks must be well-maintained by Lot Owners. The Board may, but shall have no obligation to, maintain any docks in the Lake Community or retain services to do so, should any Lot Owner fail to do so. After providing thirty (30) days written notice to a Lot Owner that a dock is not being properly maintained, should said Lot Owner fail to take proper corrective actions, the Board may make any repairs of conduct any maintenance necessary, including removal and destruction of the dock, and shall apportion the costs of doing so to said Lot. Any amount due hereunder which is unpaid for more than thirty (30) days after receipt of billing shall be considered delinquent and a special assessment and shall be a charge on the land and shall be a continuing lien upon the Lot until paid in the same manner as any other special assessment. No docks shall be constructed or remodeled until the plans for the dock have been submitted to, and approved in writing by the ARB. Dock structures must meet the following specifications: They shall not exceed 200 square feet in surface area; They shall not extend not more than 12 feet from shoreline (when the lake is at full capacity); They shall be constructed from wood or manufactured lumber; and no structures including, but not limited to, gazebos, pergolas, built-in BBQ grills, etc., may be built on any dock. As of the time that this document is approved by the residents of the Lake Community, the following Lots with lake frontage are permitted to have a dock, so long as the other conditions related to dock construction and remodeling contained herein, are complied with: 18306 Lucerne (PPN 02-088100), 8316 Lucerne (PPN 02-293600), 8322 Lucerne (PPN 02-291100), 8330 Lucerne (PPN 02-355500), 8340 Lucerne (PPN 02-283710), 8358 Lucerne (PPN 02-286300), 8374 Lucerne (PPN 02-331500), 8394 Lucerne (PPN 02-397000), 8402 Lucerne (PPN 02-251030), 8408 Lucerne (PPN 02-299370), 8416 Lucerne (PPNs 02-187400 and 02-187500), 8430 Lucerne (PPNs 02-253750 and 02-253760), 8444 Lucerne (PPNs 02-352330 and 02-352340), 8452 Lucerne (PPN 02-188060), 8460 Lucerne (PPN 02-104200), 8460 Lakeshore (PPN 02-420380), and 8480 Lakeshore (PPN 02-420380).