

# Stonegate Development

## Warranty Deed Containing Restrictive Covenants

Recorded with Medina County Recorder • Medina Township, Ohio

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### Overview

The Stonegate development is governed by restrictive covenants that were recorded with the Medina County Recorder's Office at the time of the subdivision's creation. These covenants run with the land and are binding upon all lot owners, their heirs, successors, and assigns.

### Property Use Restrictions

- All lots shall be used for single-family residential purposes only.
- No commercial or business activity shall be conducted from any lot.
- No lot shall be used for the storage of junk, debris, or inoperable vehicles.
- All structures must comply with Medina Township building codes and zoning regulations.
- No mobile homes, trailers, or temporary structures shall be placed on any lot.

### Building Requirements

- Minimum square footage requirements apply as specified in the original recorded covenants.
- All dwellings must be of new construction with approved materials.
- Setback requirements must comply with both the covenants and township zoning.
- Exterior modifications require Architectural Committee approval prior to construction.
- All construction must be completed within a reasonable timeframe.

### Fencing and Landscaping

Fences must be natural wood, not exceeding four feet in height. Cyclone, chain-link, or other metal fences are not permitted. Lake lots have additional restrictions: fences may not extend beyond the sides of the house and no more than 20 feet to the rear. All landscaping on lake lots must remain low-growing and must not interfere with neighboring properties' sight lines.

## Lake and Common Area Provisions

The lakes and common areas within Stonegate serve both aesthetic and functional purposes, acting as catch basins for water run-off. No lot owner shall alter the contour of any lake, fill in any portion of any lake, or interfere with the drainage function of common areas. Violations of this provision may result in legal liability for both the individual lot owner and the Association.

## Assessment and Dues

Each lot owner is obligated to pay annual assessments as determined by the Association. These assessments fund the maintenance of common areas, lakes, insurance, and community operations. Unpaid assessments may become a lien against the property.

## Enforcement

The Association, or any lot owner, may enforce these covenants by appropriate legal proceedings. Failure to enforce any covenant at any time shall not constitute a waiver of the right to enforce it at a later date. The prevailing party in any enforcement action may be entitled to recover reasonable attorney's fees.

## Duration and Amendment

These covenants shall run with the land and remain in effect as specified in the original recorded instrument. Amendments may be made by a vote of the membership as outlined in the by-laws. Any amendment must be recorded with the Medina County Recorder to be effective.

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*This is a summary of the restrictive covenants prepared for the Stonegate POA website. The complete, legally recorded warranty deed containing restrictive covenants is on file with the Medina County Recorder's Office ([recorder.medinaco.org](http://recorder.medinaco.org)). Contact the board for official copies.*