

Properties in The Deerfield Lake Subdivisions, providing services of general benefit to the owners of Lots within The Deerfield Lake Subdivisions, administering and enforcing these Covenants and Restrictions, and collecting and disbursing the assessments and exercising the other functions hereinafter provided for.

(b) "The Deerfield Lake Subdivisions" shall mean and refer to the property described in Article II, and any additions made thereto in accordance with Article II.

(c) "Common Properties" shall mean and refer to those areas of land designated as "Common Property" on any recorded subdivision plat of The Deerfield Lake Subdivisions and intended to be devoted to the common use and enjoyment of all the owners of Lots within The Deerfield Lake Subdivisions.

(d) "Developer" shall mean and refer to North East Land Company and its affiliated corporations, collectively and/or individually as the context requires.

(e) "Lot" shall mean and refer to any subplot shown upon any recorded subdivision plat of The Deerfield Lake Subdivisions.

(f) "Owner" shall mean and refer to any and all owner or owners of record, whether a person or an entity, of a fee or undivided fee simple title to any Lot situated within The Deerfield Lake Subdivisions at any time during the term of these Covenants and Restrictions but shall not mean or refer to the Developer or a mortgagee unless and until such mortgagee has acquired such title pursuant to foreclosure or any proceeding in lieu of foreclosure.

(g) "Member" shall mean and refer to the Developer and all those Owners who are Members of the Association as provided in Article III, Section 1, hereof.

## ARTICLE II

### PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS; ADDITIONS

Section 1. *Existing Property.* The property comprising The Deerfield Lake Subdivisions, all of which is, and shall be, held, transferred, sold, conveyed and occupied subject to these Covenants and Restrictions, is located in the City of Strongsville, Ohio, shall be hereinafter in this Article II referred to as "Existing Property" and is more particularly described as follows:

(a) Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being sublots Nos. 1 to 168, both inclusive, in The Deerfield Lake Subdivision No. 1 of part of original Strongsville Township Lot No. 39 as shown by the recorded plat in Volume 217 of Maps, Page 64 of Cuyahoga County Records; and

(b) Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being sublots Nos. 169 to 208, both inclusive, in The Deerfield Lake Subdivision No. 2 of part of original Strongsville Township Lot No. 39 as shown by the recorded plat in Volume 217 of Maps, Page 85 of Cuyahoga County Records.

Section 2. *Additions to Deerfield Lake Subdivisions.*

(a) Additional real property may, upon approval by the Developer prior to January 1, 1978 and thereafter by the Association in accordance with its Articles of Incorporation and/or Code of Regulations, become subject to these Covenants and Restrictions, provided that any such proposed addition is adjacent to the Existing Property (or to any property added thereto in accordance with this Article II). Property abutting or located across a street or highway from any portion of the Existing Property, or added property, or located within one hundred (100) feet from any portion of the Existing Property, or added property, shall be considered to be adjacent to it.