



About Saybrook Farms

If you're looking for country living with city conveniences, then Saybrook Farms may be right for you.

Saybrook Farms is located off of Sanborn Road in Saybrook Township just minutes from I-90 as well as terrific lakefront attractions.

And, we're just a stone's throw from the new state-of-the-art Lakeside High School.

Saybrook Farms offers a great country atmosphere and affordability. Beautiful Phase One home sites start in the mid-\$30s so it's easy to see why this great opportunity won't last.

Best of all, unlike many new communities, you'll have a number of quality builders to choose from in order to promote variety through our neighborhood.

Each ½ acre (approx) home site is wooded and fully improved – ready for your dream home!

Underground utilizes preserve the natural beauty of our community and there are no septic systems or wells to deal with.

Contact Loreto Iafelice at (440) 477-6807 or info@saybrookfarms.com to reserve your home site today.



LORETO
DEVELOPMENT COMPANY

(440) 477-6807
www.saybrookfarms.com

*Saybrook
& Farms*



About Ashtabula

Ashtabula gets its name from the Native Americans who inhabited the area. Ashtabula means "river of many fish." The Senecas, Delawares, Chippewas, Ottawas, and Wyandottes are a few of the Native American tribes that once fished in the Ashtabula River.

In 1801, Thomas Hamilton, the first white settler to arrive in the area, built a log cabin at the mouth of the river. By 1846, the town was described as a pleasant village adorned with neat buildings and shrubbery. By the turn of the century, the population had grown from 1,200 to 22,000.

Today, the quality of life is unsurpassed as Ashtabula combines the advantages of a small town's rural lifestyle with easy access to major cities such as Cleveland, Erie, Youngstown and Warren.

Ashtabula is the home of the Ashtabula County Public Library and Harbor Topkey Library, which gives the community access to a wealth of resources.

The crown jewel of Ashtabula County is the brand new state-of-the-art high school which is located just down the road from Saybrook Farms.

The Ashtabula Arts Center is the center of cultural life and reaches out to 70,000 people each year with a variety of programs offered. For enjoyment and pleasure, the Ashtabula Community is privileged to have the Ashtabula Chamber Orchestra, community theater groups, museums, ethnic and historical festivals, and free outdoor summer concerts.

The Ashtabula area is still known as a good neighbor community. Tourism is becoming very popular and people are rediscovering its beauty and abundant resources. Some of its attractions are covered bridges, sandy beaches, hunting, snowmobiling, boating, fishing, golfing, wineries and the new Geneva State Lodge and Conference Center located at Geneva on the Lake.

Ashtabula. Steeped in history. Poised for the future.



Local Links

Saybrook Township
www.saybrooktownship.org

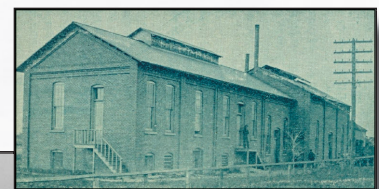
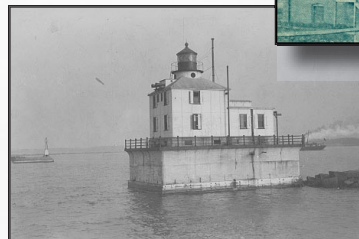
Ashtabula County Historical Society
www.ashtcoh.com

Ashtabula Area City Schools
www.aacs.net

Ashtabula County Convention & Visitors Bureau
www.visitashtabulacounty.com

The Star Beacon
www.starbeacon.com

Other Local Links
www.ashtabulacounty.com

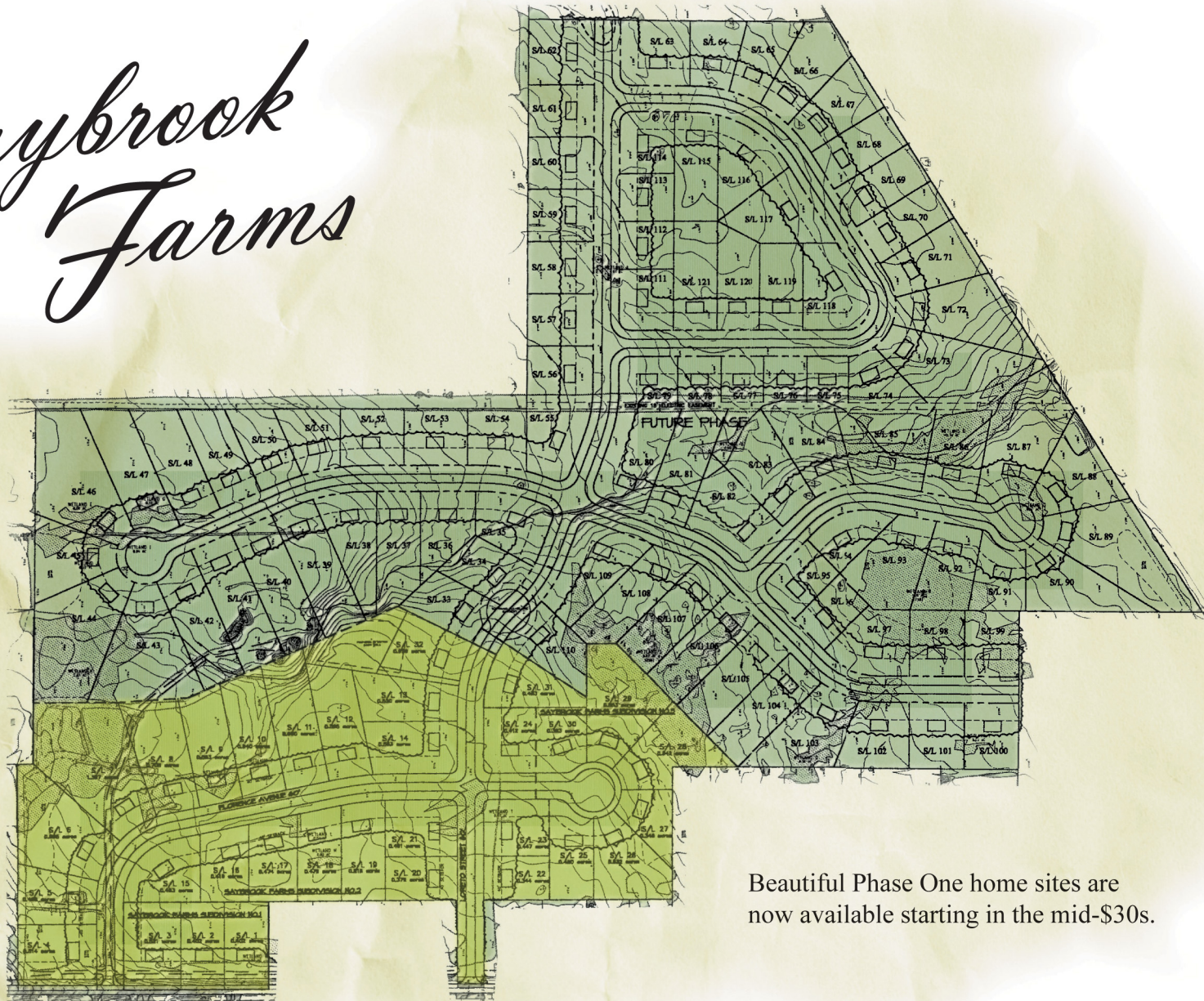


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Saybrook Farms



Beautiful Phase One home sites are now available starting in the mid-\$30s.

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www.saybrookfarms.com

LORETO
DEVELOPMENT COMPANY



Our Builders



Britton Homes

(440) 998-3077
rbritton10@msn.com

Britton Homes is family owned and operated and offers 12 years of homebuilding experience. Choose from over 200 standard floor plans and a wide array of options.



ProBuilt Homes

(440) 255-6535
www.probuilt-homes.com

ProBuilt offers a fine selection of plans as well as customization options starting in the \$160s including home site. ProBuilt was the proud builder of the 2006 Lake County YMCA Dream House.



We are committed to making Saybrook Farms a great place to live by promoting beauty and variety to our community.

Saybrook Farms has been thoughtfully planned and part of that planning was to invite some of our areas most respected homebuilders to participate.

Their combination of experience, integrity and forward thinking designs will help make Saybrook Farms one of the most desirable communities in Ashtabula County.

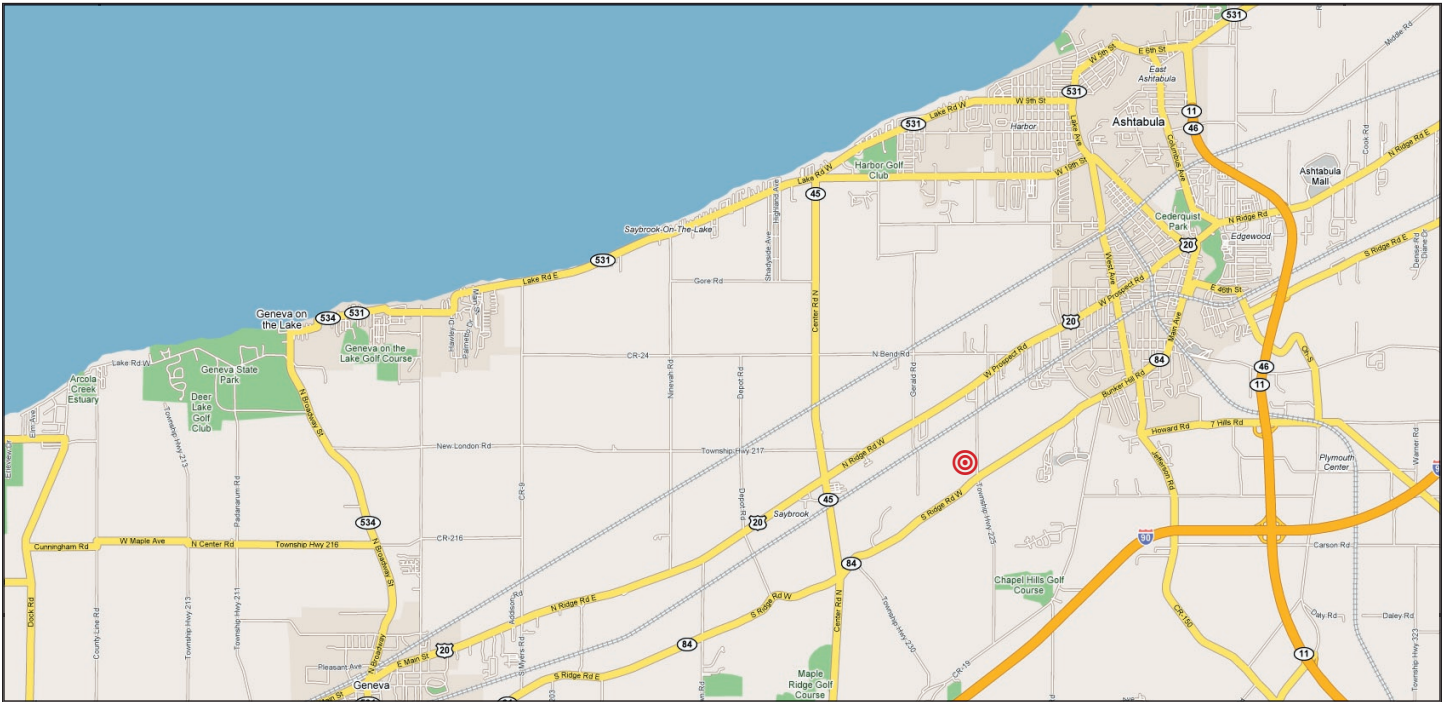


(440) 477-6807

www.saybrookfarms.com



Area Map



Saybrook Farms is conveniently located off of Sanborn Road near the intersection of Rt. 84 & Rt. 45.

You'll find great shopping and dining activities in nearby Ashtabula as well as a wide variety of outdoor and sight seeing activities.

Saybrook Township is centrally located between Cleveland, Erie & Youngstown.

With convenient freeway access, great nearby activities and a wonderful community setting, it's easy to see why Saybrook Farms is a great place to live.



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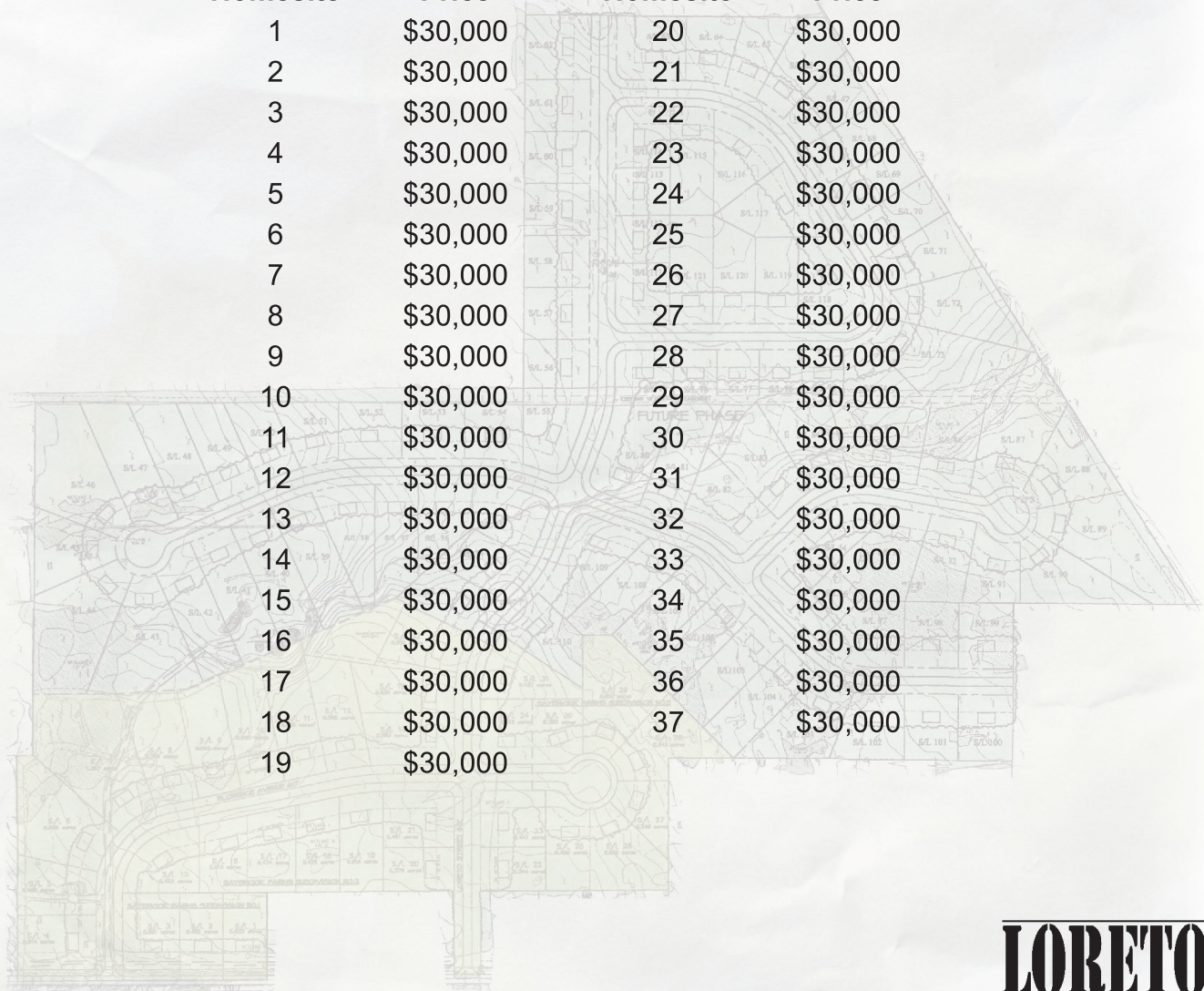


Need Lot Numbers & Pricing

Pricing & Availability

Phase One Homesites Now Available.

Homesite	Price	Homesite	Price
1	\$30,000	20	\$30,000
2	\$30,000	21	\$30,000
3	\$30,000	22	\$30,000
4	\$30,000	23	\$30,000
5	\$30,000	24	\$30,000
6	\$30,000	25	\$30,000
7	\$30,000	26	\$30,000
8	\$30,000	27	\$30,000
9	\$30,000	28	\$30,000
10	\$30,000	29	\$30,000
11	\$30,000	30	\$30,000
12	\$30,000	31	\$30,000
13	\$30,000	32	\$30,000
14	\$30,000	33	\$30,000
15	\$30,000	34	\$30,000
16	\$30,000	35	\$30,000
17	\$30,000	36	\$30,000
18	\$30,000	37	\$30,000
19	\$30,000		



DEED OF DECLARATION OF RESTRICTIONS
OF
SAYBROOK FARMS SUBDIVISION

THIS DEED OF DECLARATION OF RESTRICTIONS OF SAYBROOK FARMS SUBDIVISION is made this 27th day of June, 2000 by Sanborn, LTD., an Ohio Limited Liability Company, whose address is 38650 Florence Drive, Willoughby Hills, Ohio 44094 (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, Declarant owns in fee simple, certain real property situated in the Township of Saybrook, County of Ashtabula, State of Ohio (hereinafter referred to as the "premises"), and described in the legal descriptions attached hereto and marked as Exhibits A1-A4, B1-B4, C and D and incorporated herein; and

WHEREAS, Declarant proposes to develop and improve the premises for single family residential purposes under a general plan or scheme of development and does also hereby desire to create and establish certain restrictions, and obligations pursuant to such plan or development with respect to the premises;

NOW, THEREFORE, Declarant, as owner of the premises, for itself, and its successors and assigns declares that the premises are held, and hereafter shall be conveyed, subject to the following covenants, rights, terms, reservations, limitations, and restrictions.

ARTICLE 1

The premises, and each Building Lot, shall be used only for private, single family, residential purposes and for no other purposes whatsoever. Nothing contained herein shall be construed to prohibit the use of portions of the premises for street or utility purposes. No building or structure intended for or adapted to business or commercial purposes shall be erected, placed, permitted, or maintained on the premises unless the building plans, plot plan, and specifications (including the exterior color of any such improvement) shall have been approved in writing by the Declarant or an architectural review committee shall consider in approving or disapproving, but need not be limited to such factors as conformity and harmony of architectural design with existing structures in the subdivision; and location and adaptability with respect to established elevations, topography, lot lines, and natural features. All dwellings shall meet the following minimum restrictions:

1. No dwelling other than a single family dwelling, with at least 1600 square feet of living area, excluding basements, garages, breezeways and porches for a one-story dwelling, or at least 1800 square feet of living area, excluding basements, garages, breezeways, and porches for dwellings other than a one-story dwelling shall be constructed on the premises.

200100001781
MAIN STREET TITLE
PICK UP

- 2. All structures shall be of a traditional style, modular homes will be allowed so long as they conform to the restrictions herein. No log cabins, domes, raised ranches, A-frames, mobile homes or modern-styled dwellings shall be permitted.
- 3. Each dwelling shall have at least a two-car attached, garage with minimum outside dimensions of twenty-two feet by twenty-two feet (22'X 22'). Each garage shall have a concrete floor.
- 4. Each dwelling shall be fully landscaped, by the homeowner, including lawns, within ten (10) months after occupancy, including front yard seeded or sodded, minimum 2 shade trees in front yard and no less than fifteen (15) shrubs along the front of the house.
- 5. Glass block, except for basement windows, concrete block above first floor elevation or similar materials shall not be permitted as an exterior material.
- 6. All buildings shall have a sloping roof with a minimum pitch of 4 to 12 and a maximum of 15 to 12.
- 7. All structures shall be provided with PVC, metallic, or other approved gutters and downspouts for conducting water away from walls and foundations.
- 8. The building line, front elevation, and building plans, for the dwelling to be constructed shall be subject to approval, in writing, by Sanborn, LTD prior to the start of construction. The minimum building line shall be eighty (80) feet from the centerline of the road or as shown on the Subdivision Plat Plan. Declarant reserves the right to modify the minimum building line for topographical or other reasons, as the Declarant shall in its sole discretion deem advisable.
- 9. All driveways shall be concrete or asphalt.

ARTICLE 2

The Declarant will be filing for record with the Ashtabula County Auditor and Ashtabula county Recorder, a Subdivision Plat creating individual sublots. Each subplot set forth on the subdivision plot plan including those attached hereto and known as Parcels A1-A4 and B1-B4 are referred to as a "Building Lot".

ARTICLE 3

No building, other than one (1) single family residence and garage shall be erected, placed, or suffered to remain on any Building Lot and no such single family residence shall be occupied by more than one (1) family and members of its domestic staff. An accessory building compatible with the residence and the same color, as the residence shall be permitted, however written approval prior to the construction of the accessory building shall be received from Declarant.

ARTICLE 4

No industry, business, trade, occupation, or profession of any kind, whether it be commercial, religious, charitable, educational, or otherwise, whether or not organized for profit, shall be conducted, maintained, or permitted on any portion of any Building Lot.

ARTICLE 5

No livestock or poultry of any kind shall be kept or harbored upon any Building Lot for any purpose and no vegetables or grains shall be grown upon the premises for commercial purposes.

ARTICLE 6

No signs, billboards, or advertising devices shall be erected, placed, or suffered to remain upon any Building Lot, except a "For Sale" sign.

ARTICLE 7

All dwellings or other structures shall be serviced by underground electric, telephone, and television facilities. No Building Lot shall be serviced by overhead poles and wires.

ARTICLE 8

No commercial vehicles or trailers of any kind shall be stored or parked on any Building Lot, nor parked on the roadway. No recreational-type truck, trailer, or vehicle, and no boat shall be stored or parked on any portion of any Building Lot except as may be parked in a closed garage or concealed from the roadway and other Building Lots by hedges, lattice work, or other screening.

ARTICLE 9

Only pets of the customary household variety may be kept or maintained on any Building Lot and no pet or pets shall be kept or maintained so as to create a nuisance.

ARTICLE 10

No fence or other device installed for the purpose of separating Building Lots (other than natural shrubbery) shall be maintained in the front yard on any Building Lot. No clothesline or clothes pole or other device or mechanism for the hanging of clothes shall be maintained on any Building Lot.

ARTICLE 11

All necessary maintenance of the dwelling or other permitted structures shall be done in a manner to conform to the original architectural design. Each owner of the Building Lot shall, at his sole costs and expense, repair his dwelling, keep the same in condition comparable to the condition of such dwelling at the time of its initial construction, except only normal

wear and tear. The owner of each Building Lot shall mow, or cause to be mowed, all grass or other vegetation thereon, except decorative landscaping, ground cover, and garden plants to a height not exceeding four inches (4").

ARTICLE 12

If all or any portion of a dwelling is damaged or destroyed by fire or other casualty, it shall be the duty of the owner thereof, with all due diligence and dispatch, to rebuild, repair, or reconstruct such dwelling in a manner that will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within six (6) months after the occurrence of the casualty and shall be completed within eighteen (18) months after the occurrence of the casualty unless prevented by causes beyond the control of the owner.

ARTICLE 13

The Declarant shall petition and request that street lights be installed in the Saybrook Farms Subdivision and the annual cost of said improvement shall be assessed to each Building Lot owner's property tax.

ARTICLE 14

Federal law at 40 CFR Part 122 prohibits point source discharges of storm water associated with construction activity to a water body(ies) of the United States without a national Pollutant Discharge Elimination System (NPDES) permit.

The development of parcels A1-A4 and B1-B4 are not covered by the Ohio EPA General Storm Water Permit Process.

However, the premises described on the attached exhibits C and D may be subject to the Ohio EPA General Storm Water Permit Process, therefore the Declarant is required to inform the Building Lot purchaser of the Building Lot purchaser's obligation to file an Individual Lot Notice of Intent (Individual Lot NOI), and advise that the Building Lot purchaser may be required to abide by the terms and conditions of the NPDES Permit.

Each Building Lot owner in the Saybrook Farms Subdivision may be required to submit an Individual Lot Notice of Intent for coverage under an Ohio EPA Storm Water Construction General Permit. If you have questions regarding the form or need the form, contact the Ohio EPA Storm Water Unit at 614-644-2001. The NOI must be sent to the following address:

Ohio Environmental Protection Agency
General Permit Program
PO Box 1049
Columbus, OH 43266-0149

All purchasers/owners of individual Building Lots at the Saybrook Farms Subdivision hereby are notified of the foregoing requirements and by purchase of the individual Building Lot at the Saybrook Farms Subdivision agree to comply with all of the foregoing requirements and to indemnify and

- hold the Declarant absolutely harmless from any loss, claim or liability in any manner connected with the Individual Lot NOI and/or purchaser's (or purchaser's contractor's) failure to comply with the applicable regulations now in effect or as hereafter modified.

ARTICLE 15

If it shall be held that any restriction of restrictions herein or any part of any restriction herein, is invalid or unenforceable, no other restriction or restrictions, or any part thereof, shall be thereby affected or impaired.

ARTICLE 16

In the event of a breach, or attempted or threatened breach by any owner of a Building Lot of any of the terms, covenants and conditions hereof, any one or all of the owners of any Building Lots or the Declarant shall be entitled, forthwith, to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, except that no owner of a Building Lot may terminate this agreement with respect to its Building Lot because of such breach, and any deed, lease, assignment, conveyance, or contract made in violation of this Declaration, effective upon recording of an Affidavit To Obtain A Mechanic's Lien thereof in the office of the Ashtabula County Recorder. The remedies of any one or all such owners of Building Lots or of the Declarant specified herein shall be cumulative as to each and as to all other permitted at law or in equity. Failure or neglect to enforce the foregoing restrictions, rights, or easements shall in no event be construed, taken, or held to be a waiver thereof.

ARTICLE 17

The provisions of this Declaration may be modified or amended in whole or in part as follows:

1. With the consent of the owners of a majority of the Building Lots by Declaration, in writing executed and acknowledged by the owners of a majority of said Building Lots, duly recorded in the office of the Ashtabula County Recorder. Notwithstanding the foregoing, so long as Declarant is the owner of any of the Building Lots in the Saybrook Farms Subdivision, no modification or amendment, in whole or in part to the provisions of this Declaration may be made without the written consent of the Declarant.

2. Notwithstanding the foregoing, so long as the Declarant is the owner of any of the Building Lots in the Saybrook Farms Subdivision, and for a period of five (5) years from the date of transfer of title of the last Building Lot from the Declarant, said Declarant reserves the right to modify, amend, or waive any or all of the Saybrook Farms Subdivision Restrictions as to any individual Building Lot or as to all Building Lots, as it in its sole discretion, deems advisable.

OFFER, RECEIPT AND SELLER'S ACCEPTANCE
SAYBROOK FARMS SUBDIVISION

1. Undersigned Purchaser offers to buy the property located at Saybrook Farms Subdivision, in the township of Saybrook, County of Ashtabula and the State of Ohio and further known and described as follows:

Check One:

_____ See attached Exhibit "A"
_____ Being known as Sublot No. _____ in the Saybrook Farms Subdivision, of a part of original Saybrook lots 29, as shown by the recorded plat in volume _____ Page _____ in the Ashtabula County Recorders office, be the same more or less, but subject to all legal highways. The property shall include the land, all-appurtenant rights, privileges, easements and restrictions of record.

2. **PURCHASE PRICE:** Purchaser agrees to pay for said property the sum of \$ _____, on the following terms and conditions:

- a.) A non refundable earnest money deposit of \$ _____ payable directly to the Seller or escrow agent;
- b.) A minimum down payment in an amount to be determined by Purchaser;
- c.) Balance of purchase price to be paid by Purchaser in cash at time of closing.

3. **WARRANTY DEED:** The Seller shall furnish a good and sufficient Warranty Deed, conveying to Purchaser, or nominee, a good title to the real property, with dower rights, if any, released, free and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed by Purchaser, (b) restrictions of record, and any conditions, reservations, right-of-way, highway and/or utility easements and slight encroachments, (c) zoning ordinances, if any, and (d) taxes and assessments, both general and special, for the current half of the taxable year, but subject to Seller's specific reservation of all mineral rights in and on the premises described above.

The Seller shall also furnish an Owners Title Insurance Policy in the amount of the purchase price as evidence or insurance that there has been conveyed to purchaser or nominee the title required to be conveyed hereunder.

4. **GENERAL STORM WATER NPDES PERMIT:** All Purchasers/Owners of individual lots at the Saybrook Farms Subdivision are hereby notified of the requirement that each property owner may have to submit an Individual Lot Notice of Intent for coverage under Ohio EPA Storm Water Construction Permitting Process.

Purchaser acknowledges receipt of a copy of a document titled "Deed of Declaration of Restrictions of Saybrook Farms Subdivision restricting the use of the above property, a copy of which is attached as Exhibit "B". Purchaser acknowledges and agrees to be bound by all the terms and conditions of said declaration and to comply with the conditions of Article 14.

5. **PRORATIONS:** General taxes, shall be prorated in escrow as of the date of filing the deed for record unless otherwise stated herein. The full amount of any taxes and special assessments, assessed or chargeable as of the date of filing the deed for record shall be paid by the Seller. In prorating taxes, the latest available treasurer's tax duplicate shall be used, and said proration shall be final. Annual lighting charge, if any, to be assumed by Purchaser.

6. **ESCROW:** All documents and funds necessary to complete this transaction shall be placed in escrow with a lending institution, title company to be mutually agreed upon or **Main Street Title Agency, Inc., 79 North Chestnut Street, Jefferson, Ohio 44047**, within ____ days (_____, 2000) of the date of acceptance of this offer, except that if a defect in title appears, Seller shall have 30 days after notice to remove such defect.

The escrow agent shall charge to Seller and pay out of the purchase price,

- a) the cost of the title examination and one-half of the evidence or assurance of title required hereunder;
- b) one-half of any transfer taxes or fees required by law to be affixed to the deed;
- c) any amounts due Purchaser by reason of prorations;
- d) the amount of any respread of assessments payable by Seller;
- e) any broker's commission payable by Seller, and
- f) one-half of the escrow fee.

Seller shall also pay directly all utility charges to the date of filing the deed for record.

Purchaser shall pay

- a) one-half of any transfer taxes required by law to be affixed to the deed;
- b) one-half of the cost of the evidence or assurance of title required hereunder;
- c) one-half of the escrow fee, and
- d) ony and all fees for filing the deed and any mortgage placed on the property by Purchaser.

7. **POSSESSION:** Seller shall deliver possession of the property to Purchaser on the date of filing the deed for record.

8. **HEIRS AND ASSIGNS:** Upon acceptance this offer shall become an agreement binding upon and accruing to the benefit of Purchaser and Seller and their respective heirs, executors, administrators and assigns, and shall be deemed to contain all the terms and conditions agreed upon, it being agreed that there are no outside conditions, representations, warranties or agreements unless so stated in writing.

Title to be taken in the name of

_____.

Type of deed requested: Warranty Deed or joint survivorship deed.

PURCHASERS:

Signature: _____ Date: _____
Print Name: _____
Address: _____
Phone: _____

Signature: _____ Date: _____
Print Name: _____
Address: _____
Phone: _____

DEPOSIT RECEIPT

Receipt is hereby acknowledged, for Seller, of \$_____ (check/cash) as part of earnest money, subject to the terms of the above offer. In event of note being the earnest money purchaser acknowledges that note was not redeemed unless purchaser has proper receipt. Purchaser agrees that if said earnest money is in the form of a note and this offer is accepted, that said note will be redeemed within 24 hours of acceptance.

Sanborn, LTD
An Ohio Limited Liability Company
By: Loreto M. Iafelice, Manager

ACCEPTANCE

The undersigned accepts the above offer and agrees to all the conditions stated above, and agrees to pay commission of ___% to _____ by an irrevocable assignment of these funds in escrow.

SELLERS:

Sanborn, LTD,
An Ohio Limited Liability Company
By: Loreto M. Iafelice, Manager
38650 Florence Drive
Willoughby Hills, Ohio 44094

Date: _____

This document prepared by:
Robert H. Myers, Jr., Esq.
56 Liberty Street, Suite 201
Painesville, Ohio 44077
(440) 357-5134