

NO TESTAMENTS
REQUIRED
12-21-00 - *pe*
JANET ESPOSITO
AUDITOR

MIDLAND TITLE SECURITY, INC.
NO. 17-15748

Plot No. 2000-93

**SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP
WINSLOW ESTATES CONDOMINIUMS**

THIS AMENDED DECLARATION is made pursuant to Chapter 5311 Ohio Revised Code by Ohio Land Development (Aurora), Inc., an Ohio corporation, having its principal office at 516 East Washington Street, Chagrin Falls, Ohio.

WHEREAS, Declaration of Condominium Ownership for Winslow Estates Condominiums, City of Aurora, Portage County, Ohio (the "Declaration"), was filed with the Recorder of Portage County on April 28, 1997, and recorded in Volume 192, Pages 979 to 1006 of Portage County records.

WHEREAS, Amendment to the Declaration (the "First Amendment") was filed with the Recorder of Portage County on February 20, 1998, and recorded in Volume 272, Pages 100 to 133 of Portage County Records; and

WHEREAS, the First Amendment provided in Section X thereof for additions to the Condominium Property as defined in the First Amendment; and

WHEREAS, it is desired to expand the Condominium Property in accordance with the First Amendment.

NOW THEREFORE, Ohio Land Development (Aurora), Inc., as Declarant, declares and states:

Section 1

That the Winslow Estates Condominium Property shall be and hereby is expanded by the addition of 4.4759 acres of land abutting and contiguous to the presently existing Condominium Property, said additional land area designated "Phase II" being shown on the Drawing attached hereto and incorporated herein as Exhibit A, and further identified and described in the legal description attached hereto and incorporated herein as Exhibit B.

Section 2

That all terms, provisions, covenants and restrictions of the Declaration as amended by the First Amendment shall continue in full force and effect as if fully restated herein, and shall be applicable in all respects to condominium units constructed or to be constructed in Phase II of the Condominium Property.

IN WITNESS WHEREOF, Ohio Land Development (Aurora), Inc. as Declarant has caused this Second Amendment to the Declaration of Condominium Ownership for Winslow Estates Condominiums to be executed on the 6th day of November, 2000.

In The Presence Of:

Ohio Land Development (Aurora), Inc.

Robert E. Thomas III
Robert E. Thomas III

By: *R. R. Bynche*
Its: *President*

Henry B. Bruner
Henry B. Bruner

-1-
Janet Esposito

BOOK
593 PAGE 0132

STATE OF OHIO }
GEAUGA COUNTY }

SS

BEFORE ME, a Notary Public in and for said County and State, personally appeared R. R. Buescher, President of Ohio Land Development (Aurora), Inc. who being duly sworn acknowledged that he did sign the foregoing instrument as the free act and deed of Ohio Land Development (Aurora), Inc. and his free act and deed personally and as said officer.

Henry B. Bruner
Notary Public

HENRY B. BRUNER, Attorney
Notary Public For The State of Ohio

This Instrument Prepared By:
Henry B. Bruner
Attorney at Law
516 East Washington Street
Chapin Falls, Ohio 44022
(440) 247-2102

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LINDA K. FARMHAUSER
PORTAGE COUNTY RECORDER

FEE 26.00

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BOOK
593 PAGE 0133

**LEGAL DESCRIPTION
OF 4.4789 ACRES
WINSLOW ESTATES CONDOMINIUM PHASE 2**

Situated in the City of Aurora, County of Portage, and State of Ohio and known as being part of Lot 27 in Aurora Township and further known as being a part of the Winslow Estates Condominium and being bounded and described as follows:

Beginning at an iron pin monument found at the intersection of Winslow Drive with the centerline of Mennonite Road seventy feet (70') wide;

Thence South 89° 55' 04" West along said centerline of Mennonite Road a distance of 123.84 feet to a point;

Thence North 00° 04' 36" West, a distance of 40.00 feet to a capped iron pin found on the northerly line of said Mennonite Road and the southwesterly corner of Winslow Estates Condominium Phase 1, as recorded at Plat No. 98-10 of the Portage County Plat Records, said point being the Principal Place of Beginning;

Thence South 89° 55' 04" West along the northerly line of said Mennonite Road, a distance of 379.61 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 00° 07' 51" East, a distance of 130.71 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 89° 28' 00" East, a distance of 58.38 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 62° 44' 30" East, a distance of 55.59 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 81° 24' 59" East, a distance of 71.41 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 53° 28' 18" East, a distance of 188.16 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 19° 49' 33" East, a distance of 141.12 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 39° 29' 08" East, a distance of 78.23 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 21° 42' 32" East, a distance of 16.00 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn) at a point of curvature;

Thence along the arc of a curve deflecting to the left, and having a radius of 271.42 feet, a central angle of 20° 23' 31", a tangent of 48.82 feet, a chord which bears South 78° 29' 14" East, 96.69 feet, a distance of 96.60 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 03° 50' 13" East, a distance of 47.14 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 86° 44' 30" East, a distance of 84.81 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 10° 21' 13" East, a distance of 55.00 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

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593
PAGE 013A



LEGAL DESCRIPTION OF 4.4759 ACRES PHASE 2 WINSLOW ESTATES (Page 2)

Thence South 86° 34' 43" East, a distance of 119.21 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 21° 34' 06" East, a distance of 261.16 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 66° 00' 12" East, a distance of 76.62 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence South 76° 31' 19" East, a distance of 66.98 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 62° 23' 07" East, a distance of 194.26 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 00° 07' 51" East, a distance of 485.93 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn);

Thence North 81° 41' 25" East, a distance of 25.27 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn) on the easterly line of land conveyed to the Ohio Land Development Corporation, as recorded in Volume 0017, Pages 548-551 (Parcel 4) of Portage County Deed Records, and the westerly line of land conveyed to Mary A. Welch, as recorded in Volume 1035, Page 811 of Portage County Deed Records;

Thence South 00° 07' 51" West along said easterly and westerly line of lands so conveyed, a distance of 681.47 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn) on the northerly line of said Mennonite Road;

Thence North 89° 28' 00" West along the northerly line of said Mennonite Road, a distance of 416.08 feet to a capped iron pin found at an angle point and the southeasterly corner of said plat, Winslow Estates Condominium Phase 1;

Thence North 06° 32' 00" East along the easterly line of lands so conveyed, a distance of 266.20 feet to a capped iron pin found at an angle point;

Thence North 13° 51' 53" West along the easterly line of lands so conveyed, a distance of 62.51 feet to a capped iron pin found at an angle point;

Thence South 76° 02' 07" West along the northerly line of lands so conveyed, a distance of 141.56 feet to a capped iron pin found at an angle point;

Thence North 85° 26' 38" West along the northerly line of lands so conveyed, a distance of 55.25 feet to a capped iron pin found at an angle point;

Thence South 19° 40' 30" West along the northerly line of lands so conveyed, a distance of 160.19 feet to a capped iron pin found at an angle point;

Thence North 69° 09' 29" West along the northerly line of lands so conveyed, a distance of 95.03 feet to a capped iron pin found at an angle point;

Thence South 20° 50' 31" West along the westerly line of lands so conveyed, a distance of 62.60 feet to a capped iron pin found at an angle point;

Thence South 00° 04' 56" East along the westerly line of lands so conveyed, a distance of 120.03 feet to the Principal Place of Beginning and containing 4.4759 acres of land being the same more or less but subject to all legal highways and easements of record.

Prepared By:
Adache-Ciuni-Lynn Associates, Inc.
Project No. 95060CD2
October 16, 2000
LEGAL95060CD2

12-EL-2000
TAX MAP DEPT
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND
SEE PLAT

BOOK 593 PAGE 0135

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