

SEVENTH AMENDMENT TO AMENDED DECLARATION
OF CONDOMINIUM OWNERSHIP

FOR WINSLOW ESTATES CONDOMINIUMS ✓

AURORA, OHIO

PHASE NO. VII

ADDING UNIT NOS. 8, 10, 17 AND 18

This will certify that copies of this Seventh Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums and the Drawings referred to therein, have been filed in the office of the County Auditor, Portage County, Ohio.

Date: 12-8, 2003

Janet Esposito
Portage County Auditor

By: P. Edgar Deputy Auditor

THIS INSTRUMENT PREPARED BY:

RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN KLEINMAN, A LEGAL PROFESSIONAL ASSOCIATION
2600 ERJEVIEW TOWER
1301 EAST NINTH STREET
CLEVELAND, OHIO 44114-1824
TEL: (216) 696-3311

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PORTAGE CO. RECORDER

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MIDLAND TITLE SECURITY, INC.
NO 1670508-Addom.

SEVENTH AMENDMENT TO
THE AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP
FOR WINSLOW ESTATES CONDOMINIUMS

AURORA, OHIO

(PHASE NO. VII)

WHEREAS, Ohio Land Development (Aurora), Inc., an Ohio corporation, hereinafter referred as "Declarant", filed for record the Declaration of Condominium Ownership ("Declaration") with the Bylaws attached thereto and Drawings incorporated by reference therein, on April 28, 1997, with the Portage County Recorder, the Declaration being recorded as Recorder's Instrument Number 9708618, O.R. Volume 192, Page 979, *et seq.*, of Portage County Records and the Drawings being recorded in Plat Volume 97-29 of Portage County Condominium Map Records, and submitted Phase No. I of Winslow Estates Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Property Act"); and

WHEREAS, Declarant, by Amended Declaration of Condominium Ownership ("Amended Declaration") recorded on February 20, 1998 with the Portage County Recorder in O.R. Volume 272, Page 108, *et seq.*, of Portage County Records and the amended Drawings in Plat Volume 98-10 of Portage County Condominium Map Records, corrected the Declaration, and resubmitted Phase No. I and the Additional Property of Winslow Estates Condominiums to the provisions of the Condominium Property Act. The Amended Declaration superseded the Declaration; and

WHEREAS, Declarant, by Second Amendment to the Amended Declaration ("Second Amendment") recorded on December 21, 2000 with the Portage County Recorder in O.R. Book 593, Page 132, *et seq.*, of Portage County Records and the Drawings in Plat Volume 2000-93 of Portage County Condominium Map Records, submitted Phase No. II of Winslow Estates Condominiums to the provisions of the Condominium Property Act; and

WHEREAS, Declarant, by Special Amendment to the Amended Declaration ("Special Amendment") recorded on July 31, 2001 with the Portage County Recorder as Instrument No. 200120507 of Portage County Records, corrected and added certain provisions to the Amended Declaration in order to bring the Amended Declaration into compliance with the Condominium Property Act; and

WHEREAS, Declarant, by Third Amendment to the Amended Declaration (recorded on July 31, 2001 with the Portage County Recorder at Instrument No. 200120508 of Portage County Records and the Drawings in Plat Volume 2001-71 of Portage County Condominium Map Records), submitted Phase No. III of Winslow Estates Condominiums to the provisions of the

Condominium Property Act and amended the Declaration to add Article XIII (Provisions as to Easements, Units and Common Areas and Facilities); and

WHEREAS, Declarant, by Special Amendment No. 2 to the Amended Declaration ("Special Amendment No. 2") recorded on September 13, 2001 with the Portage County Recorder at Instrument No. 200125286 of Portage County Records pursuant to Section I. of Article XI of the Amended Declaration, added certain provisions with respect to the rights of first mortgages of Units; and

WHEREAS, Declarant, by Special Amendment No. 3 to the Amended Declaration ("Special Amendment No. 3") recorded on January 11, 2002 with the Portage County Recorder at Instrument No. 200201096 of Portage County Records and the Drawings in Plat Volume 2002-3 of Portage County Condominium Map Records, corrected the Second Amendment and resubmitted Phase No. 2 and the Additional Property of Winslow Estates Condominiums to the provisions of the Condominium Property Act; and

WHEREAS, Declarant, by Fourth Amendment to the Amended Declaration recorded on March 14, 2002 with the Portage County Recorder at Instrument No. 2002 08134 of Portage County Records and the Drawings in Plat Volume 2002-20 of Portage County Condominium Map Records, submitted Phase No. IV of Winslow Estates Condominiums of the provisions of the Condominium Property Act; and

WHEREAS, Declarant, by Fifth Amendment to Amended Declaration recorded on November 27, 2002 with the Portage County Recorder as Instrument No. 200237209 of Portage County Records and the Drawings in Plat Volume 2002-94 of Portage County Condominium Map Records, submitted Phase No. V of Winslow Estates Condominiums to the provisions of the Condominium Property Act; and

WHEREAS, Declarant, by Sixth Amendment to Amended Declaration recorded on July 31, 2003 with the Portage County Recorder as Instrument No. 200329188 of Portage County Records and the Drawings in Plat Volume 2003-53 of Portage County Condominium Map Records, submitted Phase No. VI of Winslow Estates Condominiums to the provisions of the Condominium Property Act; and

WHEREAS, under the Amended Declaration the right was reserved by Declarant to add to the Condominium Property phases and the improvements thereon and all easements, rights and appurtenances thereto and all articles of personal property existing for the common use of the Unit Owners; and

WHEREAS, under Section I. of Article XI of the Amended Declaration, the right was reserved by the Declarant to add to the Condominium Property phases and improvements thereon and all easements, rights and appurtenances thereto and all articles of personal property existing for the common use of Unit Owners; and

WHEREAS, Declarant is the legal title holder of and desires to add to the Condominium Property and to submit to the Condominium Act, as Additional Property pursuant to Articles X and XII of the Amended Declaration, the real property designated herein as Phase No. VII of Winslow Estates Condominiums which is improved with four (4) "free-standing," single-family Condominium Units.

NOW, THEREFORE, Declarant, pursuant to the authority of Articles X and XII of the Amended Declaration hereby declares that the Amended Declaration be and hereby is amended as follows (unless otherwise expressly provided herein, the capitalized terms used herein shall have the same meaning as defined in the Amended Declaration).

1. The Phase No. VII property and the improvements thereon, and all easements, rights and appurtenances thereto and all articles of personal property existing for the common use of the Unit Owners, are hereby added to the Condominium Property as defined in Article X of the Amended Declaration, and are also hereby submitted to the Condominium Property Act as a part of the Condominium Property in accordance with and to be governed in all respects by the terms and provisions of the Amended Declaration as hereby and hereinafter amended.

2. The legal description of Parcel No. 1 Parcel set forth in Section A. of Article III of the Amended Declaration is amended to include the real property for Phase No. VII of Winslow Estates Condominiums, the legal description for Phase No. VII being described in "Exhibit 1" attached hereto and made a part hereof.

3. The legal description of the Entire Property set forth in Section B. of Article III of the Amended Declaration is amended by the deletion therefrom of the real property described in Exhibit "1" hereof, the residue of the Entire Property (the residue being referred as the "Additional Property") being described in "Exhibit 2" attached hereto and made a part hereof.

4. The number of Units referred to in the first paragraph of Article VI of the Amended Declaration is increased to eighteen (18) Units. A narrative description of the Units for Phase No. VII is set forth in "Exhibit 3" attached hereto and made a part hereof.

5. The percentage or fractional interest of each Unit in the Common Areas and Facilities as set forth in *Exhibit C* of the Declaration, as amended, is hereby amended to be as set forth in "Exhibit 4" attached hereto and made a part hereof.

6. The particulars of the land, Units and other improvements for Phase No. VII, including, but not limited to, the layout, location, designation, dimensions of each Unit, the layout, locations and dimensions of the Common Areas and Facilities and the location and the dimensions of all appurtenant easements or encroachments are shown graphically on the set of Phase No. VII Allotted Drawings incorporated in this Seventh Amendment to Amended Declaration, by reference as "Exhibit A", prepared and bearing the certified statements of Adache Ciuni Lynn Associates, Inc., Registered Engineers and Surveyors, 5595 Transportation Boulevard, Cleveland, Ohio 44125, as required by the Condominium Act of the State of Ohio. The Phase No. VII Allotted Drawings will be filed in the Condominium Map Records of the

Office of the Recorder of Portage County, Ohio, simultaneously with the filing of this Seventh Amendment.

7. Pursuant to the provisions of Chapter 5311.25(E) of the Ohio Revised Code, the two (2) year warranty period for Phase No. VII shall commence on the date the deed or other evidence of ownership is filed for record following the first sale of a Condominium Ownership Interest in Phase No. VII to a Purchaser in good faith for value.

8. No owner of a Unit which was not included in Phase No. I, II, III, IV, V and VI shall: (a) have or obtain any interest in funds collected by the Association from the owners of Units included in Phase No. I, II, III, IV, V and VI prior to the filing of this Seventh Amendment (except replacement reserve funds), nor (b) have or be subjected to any liability for expenses arising with respect to the Condominium Property prior to the filing of this Seventh Amendment.

9. Declarant will assume the rights and obligations of a Unit Owner in its capacity as owner of Condominium Units that have been declared but are not yet sold and conveyed to a Purchaser in good faith for value, including, without limitation, the obligation to pay Common Expenses attaching to such interests from the date the amendment to the Amended Declaration creating such interests is filed for record.

10. Except as amended herein, and as previously amended, the Amended Declaration thereto shall remain in full force and effect.

11. Consent to this Seventh Amendment is hereby exercised by Declarant on behalf of the Unit Owners and their mortgagees pursuant to Articles X and XII of the Amended Declaration.

IN WITNESS WHEREOF, the said Ohio Land Development (Aurora), Inc., as Declarant, as aforesaid, has caused its name to be signed to these presents as of this 14 day of Nov, 2003.

✓
OHIO LAND DEVELOPMENT (AURORA), INC.,
an Ohio corporation

By: _____

Robert P. Thomas, III
Robert P. Thomas, III
Vice-President

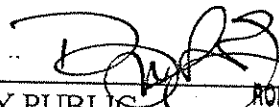
STATE OF OHIO)

) SS.

COUNTY OF ~~PORTAGE~~
 GEAUGA)

Before me, a Notary Public in and for said County and State, personally appeared the above named OHIO LAND DEVELOPMENT (AURORA), INC., an Ohio corporation, by Robert P. Thomas, III, its Vice President, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was his free act and deed individually and as such officer and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this 14th
day of Nov, 2003.



NOTARY PUBLIC ROBERT S. JONES
Notary Public, State of Ohio
My Commission Expires: ~~Commission Expires~~ 16 Nov. 2007

THIS INSTRUMENT PREPARED BY:
RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN, KLEINMAN, YANOWITZ & ARNSON CO., L.P.A.
THE TOWER AT ERIEVIEW, SUITE 2600
1301 EAST NINTH STREET
CLEVELAND, OHIO 44114-1824
TEL.: (216) 696-3311

EXHIBIT A

TO THE SEVENTH AMENDMENT TO AMENDED DECLARATION OF
CONDOMINIUM OWNERSHIP FOR WINSLOW ESTATES CONDOMINIUMS

REFERENCE TO ALLOTTED DRAWINGS

The particulars of the land, Buildings and other improvements, including, but not limited to, the layout, location, designation, dimensions of each Unit, the layout, locations and dimensions of the Common Areas and Facilities and the location and dimensions of all appurtenant easements or encroachments are shown graphically on the set of Allotted Drawings incorporated in the Seventh Amendment to Amended Declaration of Condominium Ownership for Winslow Estates Condominiums, by reference as "Exhibit A", prepared and bearing the certified statements of Adache-Ciuni-Lynn Associates, 5595 Transportation Boulevard, Cleveland, Ohio 44125, Registered Engineers and Surveyors, as required by the Condominium Act of the State of Ohio. Such set of Allotted Drawings will be filed in the Condominium Map Records of the Office of the Recorder of Portage County, Ohio, simultaneously with the recording of the Seventh Amendment.

EXHIBIT 1

TO SEVENTH AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM
OWNERSHIP FOR WINSLOW ESTATES CONDOMINIUMS

**LEGAL DESCRIPTION
OF PHASE 7
WINSLOW ESTATES CONDOMINIUMS
(Consisting of Three Parcels Totaling 0.5400 Acres)**

Parcel 1:

Situated in the City of Aurora, County of Portage, and State of Ohio, and known as being part of Lot 27 in Aurora Township;

Beginning at an iron pin found at the northeasterly corner of land for Unit 16 in Winslow Estates Condominiums, Phase 3, as recorded in Plat Cabinet 2001, Page 71 of Portage County Plat Records, at its intersection with the westerly line of Winslow Estates Condominium amended Phase 2, as recorded in Plat Cabinet 2002, Page 03 of Portage County Records;

Thence North 84° 26' 39" West along the northerly line of land for Unit 16 in Winslow Estates Condominiums, Phase 3, a distance of 87.47 feet to an iron pin found at an angle point, and the Principal Place of Beginning;

Thence South 59° 35' 44" West continuing along said northerly line of Unit 16, a distance of 41.34 feet to an iron pin found at an angle point;

Thence North 83° 19' 05" West continuing along said northerly line of Unit 16, a distance of 46.56 feet to an iron pin found at a point of curvature;

Thence continuing along said northerly line of Unit 16, and along the arc of a curve deflecting to the left, and having a radius of 90.00 feet, a central angle of 33° 38' 26", a tangent of 27.21 feet, a chord of 52.09 feet which bears South 80° 18' 15" West, a distance of 52.84 feet to an iron pin found, at the southeasterly corner of land for Unit 19 in Winslow Estates Condominiums, Phase 3, as aforementioned;

Thence North 26° 30' 58" West along the easterly line of land for Unit 19 in Winslow Estates Condominiums, Phase 3, a distance of 45.75 feet to an iron pin found at an angle point;

Thence North 20° 04' 41" East continuing along said easterly line of Unit 19, a distance of 29.72 feet to an iron pin found, and the northeasterly corner thereof;

Thence North 69° 55' 19" West along the northerly line of land for Unit 19, a distance of 53.00 feet to an iron pin found at an angle point;

Thence North 82° 11' 53" East, a distance of 53.46 to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn), at an angle point;

Legal Description

0.5400 Acres

Page 2

Thence South $89^{\circ} 04' 49''$ East, a distance of 55.19 to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $88^{\circ} 05' 05''$ East, a distance of 50.02 to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $63^{\circ} 52' 56''$ East, a distance of 41.67 to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $02^{\circ} 42' 15''$ West, a distance of 49.17 feet to the Principal Place of Beginning, and containing 0.2919 acre of land, be the same more or less, but subject to all legal highways and easements of record.

Parcel 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;

Beginning at an iron pin found at the southeasterly corner of land for Unit 9 in Winslow Estates Condominiums, Phase 4, as recorded in Plat Cabinet 2002, Page 20 of Portage County Records;

Thence North $59^{\circ} 13' 27''$ West along the southerly line of land for Unit 9, a distance of 55.74 feet to an iron pin found at an angle point, and the southwesterly corner thereof;

Thence North $30^{\circ} 46' 33''$ East along the westerly line of land for Unit 9, a distance of 63.55 feet to a $5/8$ inch iron pin to be set with cap, #7394 (Ciuni & Lynn), and the Principal Place of Beginning;

Thence North $46^{\circ} 15' 02''$ West, a distance of 83.80 feet to a $5/8$ inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $43^{\circ} 52' 01''$ East, a distance of 46.11 feet to a $5/8$ inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $83^{\circ} 45' 54''$ East, a distance of 55.70 feet to a $5/8$ inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at a point on a curve;

Thence along the arc of a curve deflecting to the left, and having a radius of 50.00 feet, a central angle of $37^{\circ} 41' 38''$, a tangent of 17.07 feet, a chord of 32.30 which bears South $25^{\circ} 04' 55''$ East, a distance of 32.89 feet to an iron pin found at the northwesterly corner of land for Unit 9 in Winslow Estates Condominiums, Phase 4, as aforementioned;

Legal Description

0.5400 Acres

Page 3

Thence South $30^{\circ} 46' 33''$ West along the westerly line of land for Unit 9, a distance of 79.12 feet to the Principal Place of Beginning, and containing 0.1272 acres of land, be the same more or less, but subject to all legal highways and easements of record.

Parcel 3:

Situated in the City of Aurora, County of Portage, and State of Ohio, and known as being part of Lot 27 in Aurora Township;

Beginning at an iron pin found at the southeasterly corner of land for Unit 9 in Winslow Estates Condominiums, Phase 4, as recorded by Plat Cabinet 2002, Page 20 of Portage County Records;

Thence North $30^{\circ} 46' 33''$ East along the easterly line of land for Unit 9, a distance of 66.30 feet to an iron pin found at an angle point;

Thence North $13^{\circ} 08' 11''$ East continuing along the easterly line of land for said Unit 9, a distance of 2.52 feet to a $5/8$ inch iron pin to be set with cap, #7394 (Ciuni & Lynn), and the Principal Place of Beginning;

Thence North $13^{\circ} 08' 11''$ East continuing along the easterly line of land for said Unit 9, a distance of 79.19 feet to an iron pin found at a point on a curve, and the northeasterly corner thereof;

Thence along the arc of a curve, deflecting to the left, and having a radius of 50.00 feet, a central angle of $40^{\circ} 41' 00''$, a tangent of 18.54 feet, a chord of 34.76 feet which bears North $79^{\circ} 35' 53''$ East, a distance of 35.50 feet to a $5/8$ inch iron pin to be set with cap, #7394 (Ciuni & Lynn);

Thence South $30^{\circ} 44' 37''$ East, a distance of 54.37 feet to an iron pin to be set with cap, #7394 (Ciuni & Lynn);

Thence South $06^{\circ} 08' 13''$ West, a distance of 45.00 feet to an iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $83^{\circ} 51' 47''$ West, a distance of 75.60 feet to the Principal Place of Beginning, and containing 0.1209 acres of land, be the same more or less, but subject to all legal highways and easements of record.

Prepared By:

Adache-Ciuni-Lynn Associates, Inc.

Project No.: 95060CD7

November 5, 2003

EXHIBIT 2

TO SEVENTH AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM
OWNERSHIP FOR WINSLOW ESTATES CONDOMINIUMS

**LEGAL DESCRIPTION
OF A 17.3274 ACRE PARCEL
FOR PHASE 7
RESIDUAL NO. 1
IN WINSLOW ESTATES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and known as being part of Lot 27 in Aurora Township;

Beginning at an iron pin found at the most northeasterly corner of Winslow Estates Condominiums Amended Phase 2, as recorded in Plat Cabinet 2002, Page 03 of Portage County 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 81° 41' 25" West along the northerly line of said Winslow Estates Condominiums Amended Phase 2, a distance of 25.27 feet to an iron pin found at the most northwesterly corner thereof;

Thence South 00° 07' 51" West along the westerly line of Winslow Estates Condominiums Amended Phase 2, a distance of 137.74 feet to an iron pin found at the northeasterly corner of Winslow Estates Condominiums Phase 3, as recorded in Plat Cabinet 2001, Page 71 of Portage County Records;

Thence North 84° 26' 39" West along said northerly line of Winslow Estates Condominiums, Phase 3, a distance of 87.47 feet to an iron pin found at an angle point;

Thence North 02° 42' 15" East, a distance of 49.17 feet to a 5/8 inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North 63° 52' 56" West, a distance of 41.67 feet to a 5/8 inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North 88° 05' 05" West, a distance of 50.02 feet to a 5/8 inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North 89° 04' 49' West, a distance of 55.19 feet to a 5/8 inch iron pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South 82° 11' 53" West, a distance of 53.46 feet to an iron pin found at an angle point, on the northerly line of Winslow Estates Condominiums, Phase 3, as aforementioned;

Thence South 20° 04' 41" West continuing along said northerly line of Winslow Estates Condominiums, Phase 3, a distance of 12.81 feet to an iron pin found at an angle point;

EXHIBIT 2

Legal Description

17.3274 Acre

Page 2

Thence South $77^{\circ} 48' 37''$ West continuing along said northerly line and its southwesterly prolongation, a distance of 95.61 feet to an iron pin found, at an angle point, on the northerly line of Winslow Estates Condominiums, Phase 4, as recorded in Plat Cabinet 2002, Page 20 of Portage County Records;

Thence South $08^{\circ} 48' 10''$ West continuing along said northerly line of Winslow Estates Condominiums, Phase 4, a distance of 41.99 feet to an iron pin found at an angle point;

Thence South $42^{\circ} 00' 38''$ West continuing along said northerly line, a distance of 59.30 feet to an iron pin found at an angle point;

Thence South $62^{\circ} 47' 29''$ West continuing along said northerly line, a distance of 67.29 feet to an iron pin found at an angle point;

Thence South $78^{\circ} 22' 01''$ West continuing along said northerly line, a distance of 49.87 feet to an iron pin found at a northeasterly corner of Winslow Estates Condominiums Amended Phase 2, as aforementioned, and the northwesterly corner of said Winslow Estates Condominiums, Phase 4;

Thence South $86^{\circ} 44' 30''$ West along the northerly line of Winslow Estates Condominiums Amended Phase 2, a distance of 84.81 feet to an iron pin found at an angle point;

Thence South $03^{\circ} 50' 13''$ West continuing along said northerly line, a distance of 47.14 feet to an iron pin found at a point on a curve;

Thence continuing along said northerly line, and along the arc of a curve deflecting to the right, and having a radius of 271.42 feet, a central angle of $20^{\circ} 23' 31''$, a tangent of 48.82 feet, a chord of 96.09 feet, which bears North $78^{\circ} 29' 14''$ West, a distance of 96.60 feet to an iron pin found;

Thence South $21^{\circ} 42' 32''$ West continuing along said northerly line, a distance of 16.00 feet to an iron pin found at an angle point;

Thence South $39^{\circ} 29' 08''$ West continuing along said northerly line, a distance of 79.23 feet to an iron pin found at an angle point;

Thence South $19^{\circ} 49' 33''$ West continuing along said northerly line, a distance of 141.12 feet to an iron pin found at an angle point;

Thence South $53^{\circ} 28' 18''$ West continuing along said northerly line, a distance of 188.16 feet to an iron pin found at an angle point;

Legal Description

17.3274 Acre

Page 3

Thence North $81^{\circ} 24' 59''$ West continuing along said northerly line, a distance of 71.41 feet to an iron pin found at an angle point;

Thence North $62^{\circ} 44' 30''$ West continuing along said northerly line, a distance of 55.59 feet to an iron pin found at an angle point;

Thence North $89^{\circ} 28' 00''$ West continuing along said northerly line, a distance of 50.58 feet to an iron pin found on the easterly line of Parcel No. 1 of a Lot Split, as recorded in Volume 1079, Page 327 of the Portage County Deed Records;

Thence North $00^{\circ} 07' 51''$ East along the easterly line of said Parcel No. 1 of a Lot Split, a distance of 924.05 feet to the southerly line of Chatham Estates Subdivision, as recorded in Volume 19, Pages 33 & 34 of Portage County Map Records, which is referenced by an iron pin found, 0.04 feet (West), and 0.02 feet (South);

Thence South $89^{\circ} 19' 11''$ East along the southerly line of Chatham Estates Subdivision, a distance of 1165.04 feet to the northwesterly corner of land conveyed to Mary A. Welch, as aforementioned, which is referenced by an iron pin found, 0.16 feet (West);

Thence South $00^{\circ} 07' 51''$ West along the westerly line of land so conveyed, a distance of 364.60 feet to the Place of Beginning, and containing 17.3274 acres of land, be the same more or less, but subject to all legal highways and easements of record.

Prepared By:

Adache-Ciuni-Lynn Associates, Inc.

Project No.: 95060CD7

November 5, 2003

EXHIBIT 2

LEGAL DESCRIPTION
OF A 1.4859 ACRE PARCEL
FOR PHASE 7
RESIDUAL NO. 2
IN WINSLOW ESTATES

Situated in the City of Aurora, County of Portage, and State of Ohio, and known as being part of Lot 27 in Aurora Township;

Beginning at an iron pin found at the most southeasterly corner of land conveyed to Winslow Estates Condominiums Phase 3, as recorded in Plat Cabinet 2001, Page 71 of Portage County Records, and the westerly line of Winslow Estates Condominium Amended Phase 2, as recorded in Plat Cabinet 2002, Page 03 of Portage County Records;

Thence South $00^{\circ} 07' 51''$ West along said westerly line, a distance of 291.60 feet to an iron pin found at an angle point;

Thence South $62^{\circ} 23' 07''$ West along the northerly line of Winslow Estates Condominiums Amended Phase 2, a distance of 194.26 feet to an iron pin found at an angle point;

Thence North $76^{\circ} 31' 19''$ West continuing along said northerly line, a distance of 66.98 feet to an iron pin found at an angle point;

Thence North $66^{\circ} 00' 12''$ West continuing along said northerly line, a distance of 76.62 feet to an iron pin found at an angle point;

Thence North $21^{\circ} 34' 06''$ West continuing along said northerly line, a distance of 219.84 feet to an iron pin found at the southeasterly corner of land for Unit 5 in Winslow Estates Condominiums, Phase 4, as recorded in Plat Cabinet 2002, Page 20 of Portage County Records;

Thence North $48^{\circ} 07' 00''$ East along the easterly line of land for said Unit 5 in Winslow Estates Condominiums, Phase 4, a distance of 125.68 feet to an iron pin found, at a point on a curve;

Thence along the arc of a curve deflecting to the right, and having a radius of 320.00 feet, a central angle of $26^{\circ} 12' 03''$, a tangent of 74.47 feet, a chord of 145.06 which bears South $39^{\circ} 26' 46''$ East, a distance of 146.33 feet to an iron pin found, at a point on a curve;

Thence along the arc of a curve, deflecting to the left, and having a radius of 50.00 feet, a central angle of $36^{\circ} 31' 21''$, a tangent of 16.50 feet, a chord of 31.34 feet which bears South $12^{\circ} 01' 34''$ West, a distance of 31.87 feet to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn);

Legal Description

1.4859 Acre

Page 2

Thence South $83^{\circ} 45' 54''$ West, a distance of 55.70 feet to a $5/8''$ inch pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $43^{\circ} 52' 01''$ West, a distance of 46.11 feet to a $5/8''$ inch pin to be set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $46^{\circ} 15' 02''$ East, a distance of 83.80 feet to a $5/8''$ inch pin to be set with cap, #7394 (Ciuni & Lynn), on the westerly line of land for Unit 9 in Winslow Estates Condominiums, Phase 4, as aforementioned;

Thence South $30^{\circ} 46' 33''$ West along said westerly line of Unit 9, a distance of 63.55 feet to an iron pin found at an angle point, and the southwesterly corner thereof;

Thence South $59^{\circ} 13' 27''$ East along said southerly line of Unit 9, a distance of 55.74 feet to an iron pin found at an angle point, and the southeasterly corner thereof;

Thence North $30^{\circ} 46' 33''$ East along said easterly line of Unit 9, a distance of 66.30 feet to an iron pin found at an angle point;

Thence North $13^{\circ} 00' 11''$ East along said easterly line of Unit 9, a distance of 2.52 feet to an iron pin found at an angle point;

Thence South $83^{\circ} 51' 47''$ East, a distance of 75.60 feet to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $06^{\circ} 08' 13''$ East, a distance of 45.00 feet to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $30^{\circ} 44' 37''$ West, a distance of 54.37 feet to a $5/8''$ iron pin set with cap, #7394 (Ciuni & Lynn), at a point on a curve;

Thence along the arc of a curve, deflecting to the left, and having a radius of 50.00 feet, a central angle of $49^{\circ} 42' 22''$, a tangent of 23.16 feet, a chord of 42.03 feet which bears North $34^{\circ} 24' 12''$ East, a distance of 43.38 feet to an iron pin found at the southwesterly corner of land for Unit 13 in Winslow Estates Condominiums, Phase 4, as aforementioned;

Thence North $80^{\circ} 54' 21''$ East along said southerly line of Unit 13, a distance of 109.95 feet to an iron pin found at an angle point, and the southeasterly corner thereof;

Thence North $08^{\circ} 44' 16''$ West along the easterly line of Unit 13, a distance of 57.70 feet to an iron pin found at an angle point, and the northeasterly corner thereof;

Legal Description

1.4859 Acre

Page 3

Thence South 80° 54' 21" West along the northerly line of said Unit 13, a distance of 130.12 feet to an iron pin found, at a point of curvature;

Thence along the arc of a curve, deflecting to the left, and having a radius of 50.00 feet, a central angle of 10° 11' 38", a tangent of 4.46 feet, a chord of 8.88 feet which bears North 70° 44' 05" West, a distance of 8.90 feet to a 5/8" iron pin set with cap, #7394 (Ciuni & Lynn), at a point on a curve;

Thence along the arc of a curve, deflecting to the left, and having a radius of 380.00 feet, a central angle of 10° 46' 17", a tangent of 35.82 feet, a chord of 71.33 feet which bears North 31° 09' 59" West, a distance of 71.44 feet to an iron pin found at the southwesterly corner of land for Unit 15 in Winslow Estates Condominiums, Phase 4, as aforementioned;

Thence North 54° 26' 00" East along the southerly line of Unit 15, a distance of 34.27 feet to an iron pin found at an angle point;

Thence South 88° 34' 06" East continuing along said southerly line of Unit 15, a distance of 66.55 feet to an iron pin found at an angle point;

Thence North 58° 09' 23" East continuing along said southerly line of Unit 15, a distance of 106.08 feet to the Place of Beginning, and containing 1.4859 acres of land, be the same more or less, but subject to all legal highways and easements of record.

Prepared By:

Adache-Ciuni-Lynn Associates, Inc.

Project No.: 95060CD7

November 5, 2003

12-5-03 TAX MAP DEPT. *YLD*
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND
(SEE PLAT)

PART OF
03-027-00-00-002.077
0.292 A.
OUT OF
17.619 A.
BAL OF
17.327 A.

PART OF
03-027-00-00-002.093
0.127 A.
0.121 A.
OUT OF
1.734 A.
BAL OF
1.486 A.

EXHIBIT 3

TO SEVENTH AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM
OWNERSHIP FOR WINSLOW ESTATES CONDOMINIUMS

A NARRATIVE DESCRIPTION OF BUILDINGS AND UNITS

The Condominium Development (including the Additional Property) is situated on a parcel of real estate containing approximately 29.1210 acres located on the north side of Mennonite Road, a duly dedicated public street, in the City of Aurora, Portage County, Ohio. Phase VI of the Condominium Development consists of four (4) "free-standing," single-family Condominium Units. The Units are designated as Unit Nos. 8, 10, 17 and 18 and are situated on Eaton Drive, a private drive.

The Units are principally of conventional wood frame construction with drywall finish on the interior walls, vinyl siding on the exterior walls and cultured stone fronts. The roof is fiberglass shingle. The four Units are constructed with a basement.

Two (2) Unit types are being submitted by this Second Amendment. The Unit types are known as the "Chateau" and the "Colonial". Unit Nos. 8, 10 and 17 are "Colonial" type Units, and Unit No. 5 is a "Chateau" type Unit.

The "Colonial" type Unit is a two-story Unit containing approximately 2,000 square feet of living area, exclusive of the garage and basement areas. The first floor contains an entry, great room, dining room, kitchen, dinette, a one-half (1/2) bath, concrete patio and an attached two (2) car garage. The second floor contains four (4) bedrooms and two (2) full baths.

The "Chateau" type Unit is a two-story Unit containing approximately 2,650 square feet of living area, exclusive of the garage and basement areas. The first floor contains a great room, kitchen, dinette, sunroom, master bedroom, one and one-half (1-1/2) baths, laundry room, deck and an attached two (2) car garage. The second floor contains two (2) bedrooms, a loft, a bonus room and a full bath.

Any inconsistencies between the narrative descriptions of the Units and/or Common Areas on the one hand and the "as built" Drawings on the other hand shall be resolved in favor of the "as built" Drawings.

EXHIBIT 4

THE SEVENTH AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINSLOW ESTATES CONDOMINIUMS

<u>UNIT NO.</u>	<u>PHASE NO.</u>	<u>UNIT ADDRESS</u>	<u>PERCENTAGE OR FRACTIONAL INTEREST IN COMMON AREAS AND FACILITIES AND PERCENTAGE OR FRACTIONAL INTEREST IN COMMON EXPENSES, COMMON ASSESSMENTS, COMMON SURPLUS, COMMON PROFITS AND COMMON LOSSES</u>
1	I	660 Winslow Drive	1/18
2	I	656 Winslow Drive	1/18
3	I	652 Winslow Drive	1/18
66	I	657 Winslow Drive	1/18
4	II	648 Winslow Drive	1/18
63	II	649 Winslow Drive	1/18
16	III	625 Eaton Drive	1/18
19	III	613 Eaton Drive	1/18
5	IV	618 Eaton Drive	1/18
9	IV	644 Eaton Drive	1/18
14	IV	637 Eaton Drive	1/18
15	IV	629 Eaton Drive	1/18
64	V	653 Winslow Drive	1/18
65	VI	655 Winslow Drive	1/18
8	VII	621 Eaton Drive	1/18
10	VII	617 Eaton Drive	1/18
17	VII	640 Winslow Drive	1/18
18	VII	648 Winslow Drive	1/18
			TOTAL: 1

**CONSENT OF MORTGAGEE TO SEVENTH AMENDMENT TO AMENDED
DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINSLOW ESTATES
CONDOMINIUMS**

The undersigned, **THE HUNTINGTON NATIONAL BANK**, is mortgagee of premises described in the within Seventh Amendment to Amended Declaration of Condominium Ownership for Winslow Estates Condominiums, Aurora, Ohio, by virtue of the mortgage recorded on December 14, 1999 in Volume 490, Page 843 of the Portage County Records (the "Mortgage").

The undersigned hereby consents to the execution and delivery of the foregoing Seventh Amendment, with the Drawings and other exhibits thereto ("Condominium Documents"), and to the filing thereof in the Office of the County Recorder of Portage County, Ohio, and further subjects and subordinates the Mortgage to the Condominium Documents, and to the provisions of Chapter 5311 of the Ohio Revised Code.

THE HUNTINGTON NATIONAL
BANK

By: Ilona Ulen
Print Name: ILONA ULEN
Title: SENIOR VICE PRESIDENT

By: Carole Liederbach
Print Name: CAROLE LIEDERBACH
Title: VICE PRESIDENT

STATE OF OHIO)
) SS.
COUNTY OF Franklin)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named **THE HUNTINGTON NATIONAL BANK**, by Ilona Ulen, its Senior Vice President, and by Carole Liederbach, its Vice President, who, having been first duly sworn acknowledged that they did execute the foregoing instrument and that the same was their free act and deed individually and as such officers and the free act and deed of the said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Columbus Cleveland, Ohio, this 13th day of November, 2003.

Vicki O. Zwelling
NOTARY PUBLIC
My Commission Expires: 6/18/07

THIS INSTRUMENT PREPARED BY:

RICHARD A. ROSNER, ATTORNEY AT LAW
KAHN KLEINMAN, A LEGAL PROFESSIONAL ASSOCIATION
2600 ERIEVIEW TOWER
1401 EAST NINTH STREET
CLEVELAND, OHIO 44114-1824
TEL: (216) 696-3311



VICKI O. ZWELLING
Notary Public, State of Ohio
My Commission Expires 06/18/07