

*Patty*  
BONNIE M. HOWE  
PORTAGE CO. RECORDER

201505485 217<sup>th</sup>

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**INDEXED**

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

**Phase No. XVII**

This will certify that copies of this Seventeenth Amendment to the Amended Declaration for Condominium Ownership for Winslow Estates Condominiums together with the attached exhibits have been filed in the office of the County Auditor of Portage County, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2015.

APR 17 2015

Portage County Auditor

By: *Janet Esposito jr*

Prepared by:

Tina M. Donnelly, Esq.  
Aronoff, Rosen & Hunt  
2200 U.S. Bank Tower  
425 Walnut Street  
Cincinnati, Ohio 45202  
513/241-0400

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

**Phase No. XVII**

This Seventeenth Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums (the "Seventeenth Amendment") is made this 14 day of April, 2015 by The Drees Company, a Kentucky corporation ("Builder") and Winslow Estates Condominium Owners' Association, an Ohio not for profit corporation ("Association") under the following circumstances:

WHEREAS, on the 28<sup>th</sup> day of April, 1997, the Ohio Land Development (Aurora) Inc. ("Original Declarant") filed Declaration of Condominium Ownership for Winslow Estates Condominiums ("Declaration") as recorded in Official Record Volume 192, Page 979 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 20<sup>th</sup> day of February, 1998, the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums ("Amended Declaration") was recorded in Official Record Volume 272, Page 108 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 21<sup>st</sup> day of December, 2000, the Second Amendment to the Amended Declaration ("Second Amendment") was recorded in Official Record Book 593, Page 132 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 31<sup>st</sup> day of July, 2001, the Special Amendment to the Declaration of Condominium Ownership for Winslow Estates Condominiums ("Special Amendment") was recorded as Instrument No. 200120507 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 31<sup>st</sup> day of July, 2001, the Third Amendment to the Amended Declaration ("Third Amendment") was recorded as Instrument No. 200120508 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 13<sup>th</sup> day of September, 2001, Special Amendment No. 2 to the Amended Declaration ("Special Amendment No. 2") was recorded as Instrument No. 200125286 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 11<sup>th</sup> day of January, 2002, Special Amendment No. 3 to the Amended Declaration ("Special Amendment No. 3") was recorded as Instrument No. 200201096 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 14<sup>th</sup> day of March, 2002, the Fourth Amendment to the Amended Declaration ("Fourth Amendment") was recorded as Instrument No. 200208134 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 27<sup>th</sup> day of November, 2002, the Fifth Amendment to the Amended Declaration ("Fifth Amendment") was recorded as Instrument No. 200237209 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 31<sup>st</sup> day of July, 2003, the Sixth Amendment to the Amended Declaration ("Sixth Amendment") was recorded as Instrument No. 200329188 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 8<sup>th</sup> day of December, 2003, the Seventh Amendment to the Amended Declaration ("Seventh Amendment") was recorded as Instrument No. 200346170 of the Portage County, Ohio Recorder's Office; and

WHEREAS, Hersh Construction, Inc. ("Successor Declarant"), an Ohio corporation, succeeded the Original Declarant's right, title and interest to the Condominium Property pursuant to deed recorded on December 23, 2003 as Instrument No. 200347920 and by the Eighth Amendment to the Amended Declaration recorded as Instrument No. 200420530 of the Portage County, Ohio Recorder's Office; and

WHEREAS, pursuant to Section X of the Amended Declaration and §5311.05(C)(3)(b) of the Act, by document entitled Consent of Unit Owners of Winslow Estates Condominiums recorded April 26, 2004 as Instrument No. 200411476 and 200411483 of the Portage County, Ohio Recorder's Office, Successor Declarant, with the consent of a majority of the Unit Owners other than the Successor Declarant, extended the seven (7) year "add-on" period of Section X of the Amended Declaration by which the Successor Declarant has the right to add all or any part of Additional Parcel property to the Condominium Property for an additional seven-year period to February 20, 2012, unless by lawful authority it is subsequently determined that said "add-on" period expires April 28, 2011; and

WHEREAS, on the 27<sup>th</sup> day of January, 2006, the Ninth Amendment to the Amended Declaration ("Ninth Amendment") was recorded as Instrument No. 200601935 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 2<sup>nd</sup> day of June, 2006, the Tenth Amendment to the Amended Declaration ("Tenth Amendment") was recorded as Instrument No. 200613628 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 20<sup>th</sup> day of September, 2006, the Eleventh Amendment to the Amended Declaration ("Eleventh Amendment") was recorded as Instrument No. 200634504 of the Portage County, Ohio Recorder's Office; and

WHEREAS, the 25<sup>th</sup> day of January, 2007, the Twelfth Amendment to the Amended Declaration ("Twelfth Amendment") was recorded as Instrument No. 200701802 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 26<sup>th</sup> day of October, 2007, the Thirteenth Amendment to the Amended Declaration ("Thirteenth Amendment") was recorded as Instrument No. 200723710 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 30<sup>th</sup> day of September, 2008, the Fourteenth Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominium ("Fourteenth Amendment") was recorded as Instrument No. 200817629 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 26<sup>th</sup> day of August, 2014, the Amendment to the Amended Declaration was recorded as Instrument No. 201412833 of the Portage County, Ohio Recorder's Office providing for the annexation of additional condominium property; and

WHEREAS, on the 17<sup>th</sup> day of November, 2014, the Fifteenth Amendment to the Amended Declaration was recorded as Instrument No. 201417516 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 24<sup>th</sup> day of February, 2015, the Sixteenth Amendment to the Amended Declaration was recorded as Instrument No. 201502602 of the Portage County, Ohio Recorder's Office; and

WHEREAS, the Builder and the Association pursuant to the last Amendment have the authority from 100% of the Association's voting power to add to the condominium property and to submit the additional property pursuant to Article X of the Amended Declaration, the units as set forth herein.

NOW, THEREFORE, in accordance with the provision of Article X of the Amended Declaration and the provisions of O.R.C. §5311 as such has been amended, the Builder and the Association hereby declare as follows:

1. Builder is the owner of the land described in the attached Exhibit "1" together with all of the buildings and improvements located thereon, all easements, rights, appurtenances belonging thereto and all articles of personal property existing therein and is hereby submitting

them to the provisions of O.R.C. §5311 and the provisions of the Amended Declaration as amended hereby and is hereby included and made a part of the Condominium Property.

2. The legal description of the entire property set forth in Article III B. 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 to as the "Additional Property") being described in Exhibit "2" attached hereto and made a part hereof.

3. The number of Units referred to in the first paragraph of Article VI of the Amended Declaration is increased from forty-seven (47) Units to forty-nine (49) Units. A narrative description of the Units for Phase No. XVII is set forth in Exhibit "3" attached hereto and made a part hereof.

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

5. The particulars of the land, Units and other improvements for Phase No. XVII including, but not limited to, the boundaries, location, designation, length, width and height of each Unit, the boundaries, location, designation and dimensions of the Common Elements and Limited Common Elements and Exclusive Use Areas, and the location and dimensions of all appurtenant easements or encroachments, are shown graphically on the set of Phase XVII Drawings incorporated herein in this Seventeenth Amendment by reference as Exhibit A.

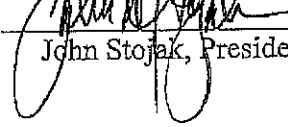
6. Except as amended herein, the Amended Declaration thereto shall remain in full force and effect.

7. Consent to this Seventeenth Amendment is hereby exercised by the Builder and the Association on behalf of the Unit Owners and their mortgagees pursuant to Articles X and XII of the Amended Declaration as further amended.

IN WITNESS WHEREOF, the Builder and the Association have executed this Seventeenth Amendment on the date and year first above written.

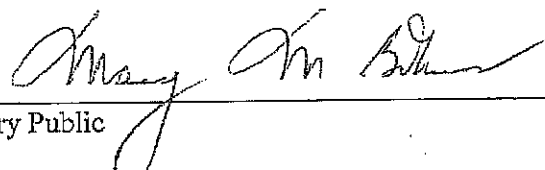


WINSLOW ESTATES CONDOMINIUM  
OWNERS' ASSOCIATION

By:   
John Stojak, President

STATE OF OHIO :  
:  
COUNTY OF CUYAHOGA :

The foregoing instrument was acknowledged before me this 14 day of April, 2015, by John Stojak, President of Winslow Estates Condominium Owners' Association, an Ohio not for profit corporation, on behalf of the corporation.

  
Notary Public



MARY M. BOHUS  
Notary Public, State of Ohio  
My Commission Expires 12-16-17

unit d5

EXHIBIT 1



**ENGINEERING & SURVEYING CO., INC.**

5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259

**LEGAL DESCRIPTION  
PH 17-1  
WINSLOW ESTATES CONDOMINIUMS PHASE 17  
0.2559 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 1,094.77 feet to a point being referenced by a 3/4" iron pipe found capped "Collier" 0.87 feet north, 0.45 feet west, said point being the northeasterly corner of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and the southerly line of Chatham Estates Subdivision, as recorded in Plat Volume 19, Page 33-34 of the Portage County Map Records;

Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision, a distance of 1165.04 feet to a point being referenced by a 3/4" iron pipe found capped "Collier" 0.63 feet north, 0.36 feet west, said point being the northwesterly corner of lands conveyed to Susan M.W. Bernstein, as recorded in File # 200527679 of the Portage County Deed Records;

Thence South 24°56'43" West, a distance of 80.39 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-12-2, as recorded in Plat Volume 2007-05 of the Portage County Plat Records and being the Principal Place of Beginning;

Course I: Thence South 01°35'31" East, a distance of 109.59 feet to a point;

Course II: Thence South 64°30'40" West, a distance of 87.84 feet to a point;

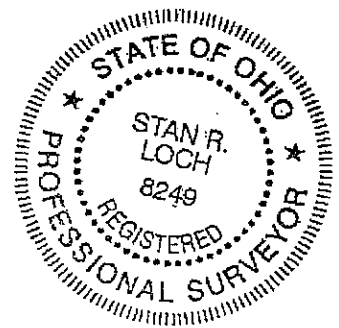


- Course III: Thence North 87°01'29" West, a distance of 63.58 feet to a point on the easterly line of Winslow Estates Condominiums Ph-11, as recorded in Plat Volume 2006-81 of the Portage County Plat Records and being a point of curvature;
- Course VI: Thence along the easterly line of said Ph-11, along a curve to the left with a length 30.71 feet, radius 52.00 feet, tangent 15.82 feet, chord 30.27 feet, bearing North 13°58'33" West, and delta 33°50'24" to a point, said point being the southwesterly corner of said Ph-12-2;
- Course V: Thence North 56°07'04" East, along the southerly line of said Ph-12-2, a distance of 88.91 feet to a point;
- Course VI: Thence North 48°21'37" East, continuing along the southerly line of said Ph-12-2, a distance of 97.99 feet to the Principal Place of Beginning.

Said parcel containing 0.2559 acres or 11,148 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on April, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-17-1, of the Winslow Estates Condominiums Phase 17.

Job#20142918

Stan R. Loch      4-2-15  
 Stan R. Loch P.S. # 8249      Date



4.17.2015 227  
 TAX MAP DEPT.  
 LEGAL DESCRIPTION  
 SUFFICIENT     DEFICIENT  
 NO DIVISION OF LAND  
 P.N. 03-027-00-00-002.077:

6.3732 Ac  
 - 0.2559 UNIT 25  
 -----  
 6.1173 BAL

unit 47



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 17-2  
WINSLOW ESTATES CONDOMINIUMS PHASE 17  
0.2148 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 677.51 feet to a point, said point being the northwesterly corner of Winslow Estates Condominiums Ph-8 Phase 8, as recorded in Plat 2004-62 of the Portage County Records and also being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records;

Thence South 89°52'09" East, along the northerly line of said Ph-8, a distance of 211.74 feet to a point and the Principal Place of Beginning;

Course I: Thence North 06°26'01" West, a distance of 136.56 feet to a point on the southerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat Volume 2008-55 of the Portage County Plat Records;

Course II: Thence South 88°42'57" East, along the southerly line of said Ph-14, a distance of 51.68 feet to a point;


Course III: Thence North 48°24'11" East, a distance of 20.54 feet to a point;

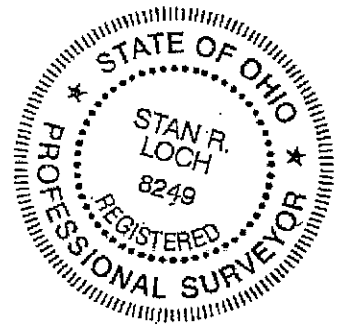
Course IV: Thence South 06°26'01" East, a distance of 149.27 feet to a point on the northerly line of said Ph-8;

Course V: Thence North 89°52'09" West, along the northerly line of said Ph-8, a distance of 68.45 feet to the Principal Place of Beginning.

Said parcel containing 0.2148 acres or 9,357 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on April, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-17-2, of the Winslow Estates Condominiums Phase 17.

Job#20142918 .

 4-17-15  
Stan R. Loch P.S. # 8249 Date



4-17-2015 *SL*  
TAX MAP DEPT.  
LEGAL DESCRIPTION  
 SUFFICIENT  DEFICIENT  
 NO DIVISION OF LAND  
P.N. 03-027-0000-002.077  
6.1173 AC  
- 0.2148  
-----  
5.9025 AC = BAL UNIT 47





EXHIBIT 2



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 17-R1  
WINSLOW ESTATES CONDOMINIUMS PHASE 17  
5.3848 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 677.51 feet to a point, said point being the northwesterly corner of Winslow Estates Condominiums Ph-8 Phase 8, as recorded in Plat 2004-62 of the Portage County Records and also being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and the Principal Place of Beginning;

Course 1: Thence North 00°07'51" East, continuing along the easterly line of said First Baptist Church of Aurora, a distance of 417.26 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.87 feet north, 0.45 feet west, said point being the northeasterly corner of said First Baptist Church of Aurora and the southerly line of Chatham Estates Subdivision, as recorded in Plat Volume 19, Page 33-34 of the Portage County Map Records;

Course II: Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision, a distance of 1165.04 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.63 feet north, 0.36 feet west, said point being the northwesterly corner of lands conveyed to Susan M.W. Bernstein, as recorded in File # 200527679 of the Portage County Deed Records;

- Course III: Thence South  $00^{\circ}07'51''$  West, along the westerly line of said Welch, a distance of 364.60 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-2 Amended Phase 2, as recorded in Plat 2002-3 of the Portage County Records;
- Course IV: Thence South  $81^{\circ}41'25''$  West, along the northerly line of said Phase 2, a distance of 25.27 feet to a point, said point being the northwesterly corner of said Phase 2;
- Course V: Thence South  $00^{\circ}07'51''$  West, along the westerly line of said Phase 2, a distance of 137.74 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-3, as recorded in Plat 2001-71 of the Portage County Records;
- Course VI: Thence North  $84^{\circ}26'39''$  West, along the northerly line of said Ph-3, a distance of 87.46 feet to a point, said point being the northwesterly corner of said Ph-3 and the southeasterly corner of Winslow Estates Condominiums Ph-7-1, as recorded in Plat 2003-107 of the Portage County Records;
- Course VII: Thence North  $02^{\circ}42'15''$  East, along the easterly line of said Ph-7-1, a distance of 49.17 feet to a point, said point being the northeasterly corner of said Ph-7-1;
- Course VIII: Thence North  $63^{\circ}52'56''$  West, along the northerly line of said Ph-7-1, a distance of 41.67 feet to a point, said point being an angle point;
- Course IX: Thence North  $88^{\circ}05'05''$  West, continuing along the northerly line of said Ph-7-1, a distance of 50.02 feet to a point, said point being an angle point;
- Course X: Thence North  $89^{\circ}04'49''$  West, continuing along the northerly line of said Ph-7-1, a distance of 55.19 feet to a point, said point being an angle point;
- Course XI: Thence South  $82^{\circ}11'53''$  West, continuing along the northerly line of said Ph-7-1, a distance of 53.46 feet to a point, said point being the northwesterly corner of said Ph-7-1 and also being the an angle point on the northerly line of said Ph-3;
- Course XII: Thence South  $20^{\circ}04'41''$  West, along the northerly line of Ph-3, a distance of 12.81 feet to a point, said point being an angle point;
- Course XIII: Thence South  $77^{\circ}48'37''$  West, continuing along the northerly line of said Ph-3, a distance of 51.11 feet to a point, said point being the northwesterly corner of said Ph-3, the northeasterly corner of Winslow Estates Condominiums Ph-4, as recorded in Plat 2002-20, and the southeasterly corner of Winslow Estates Condominiums Ph-11, as recorded in Plat 2006-81 of the Portage County Records;
- Course XIV: Thence North  $19^{\circ}57'47''$  West, along the easterly line of said Ph-11, a distance of 106.98 feet to a point, said point being on the southerly line of said Ph-11;
- Course XV: Thence North  $35^{\circ}21'32''$  East, along the southerly line of said Ph-11, a distance of 51.33 feet to a point, said point being a point of curvature;

- Course XVI: Thence continuing along a southerly line of said Ph-11, along a curve to the right with a length 124.50 feet, radius 188.00 feet, delta  $37^{\circ}56'38''$ , tangent 64.63 feet, chord 122.24 feet, bearing North  $54^{\circ}19'52''$  East to a point, said point being a point of a non-tangent curve;
- Course XVII: Thence continuing along a southerly line of said Ph-11, along a curve to the left with a length 129.17 feet, radius 52.00 feet, delta  $142^{\circ}19'21''$ , tangent 152.41 feet, chord 98.43 feet, bearing North  $74^{\circ}06'19''$  East to a point,
- Course XVIII: Thence South  $87^{\circ}01'29''$  East, a distance of 63.58 feet to a point;
- Course XIX: Thence North  $64^{\circ}30'40''$  East, a distance of 87.84 feet to a point;
- Course XX: Thence North  $01^{\circ}35'31''$  West, a distance of 109.59 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-12-2, as recorded in Plat 2007-05 of the Portage County Records;
- Course XXI: Thence North  $41^{\circ}38'23''$  West, along the northerly line of said Ph-12-2, a distance of 56.67 feet to a point;
- Course XXII: Thence South  $48^{\circ}21'37''$  West, continuing along the northerly line of said Ph-12-2, a distance of 92.22 feet to a point;
- Course XXIII: Thence South  $04^{\circ}05'28''$  East, continuing along the northerly line of said Ph-12-2, a distance of 17.95 feet to a point;
- Course XXIV: Thence South  $45^{\circ}48'58''$  West, continuing along the northerly line of said Ph-12-2, a distance of 84.95 feet to a point, said point being the southwesterly corner of said Ph-12-2 and also being on the northerly line of said Ph-11;
- Course XXV: Thence North  $25^{\circ}31'01''$  West, a distance of 32.11 feet to a point;
- Course XXVI: Thence North  $03^{\circ}36'24''$  West, a distance of 122.48 feet to a point;
- Course XXVII: Thence South  $86^{\circ}53'57''$  West, along the northerly line of said Ph-11 and along the northerly line of Winslow Estates Condominiums Ph-12-1, as recorded in Plat 2007-05 of the Portage County Records, a distance of 217.11 feet to a point;
- Course XXVIII: Thence South  $40^{\circ}30'56''$  West, along the northerly line of said Ph-12-1, a distance of 102.55 feet to a point, said point being the northwesterly corner of said Ph-12-1;
- Course XXIX: Thence South  $49^{\circ}29'04''$  East, along the westerly line of said Ph-12-1, a distance of 52.99 feet to a point, said point being the northeasterly corner of said Ph-11;
- Course XXX: Thence South  $40^{\circ}30'56''$  West, along the northerly line of said Ph-11, a distance of 90.50 feet to a point, said point being the northwesterly corner of said Ph-11 and also being the northwesterly corner of Winslow Estates Condominiums Phase 13, as recorded in Plat 2007-57 of the Portage County Records;
- Course XXXI: Thence South  $11^{\circ}21'15''$  West, along the westerly line of said Ph-13, a distance of 71.60 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Phase 15-2, as recorded in Plat 2014-36 of the Portage County Records;



- Course XXXII: Thence North 43°08'54" West, along the northerly line of said Ph-15-2, a distance of 85.76 feet to a point;
- Course XXXIII: Thence South 61°51'59" West, continuing along the northerly line of said Ph-15-2, a distance of 92.48 feet to a point, said point being the northwesterly corner of said Ph-15-2 and also being on the northerly line of Winslow Estates Condominiums Phase 14, as recorded in Plat 2008-55 of the Portage County Records;
- Course XXXIV: Thence North 28°08'01" West, along the northerly line of said Ph-14, a distance of 16.14 feet to a point;
- Course XXXV: Thence North 53°19'43" West, continuing along the northerly line of said Ph-14, a distance of 30.54 feet to a point, said point being on the southerly line of said Ph-14;
- Course XXXVI: Thence North 42°38'09" East, along the southerly line of said Ph-14, a distance of 24.48 feet to a point;
- Course XXXVII: Thence North 58°06'46" East, continuing along the southerly line of said Ph-14, a distance of 110.00 feet to a point;
- Course XXXVIII: Thence South 81°49'19" East, continuing along the southerly line of said Ph-14, a distance of 26.00 feet to a point;
- Course XXXIX: Thence North 33°37'41" East, continuing along the southerly line of said Ph-14, a distance of 115.00 feet to a point, said point being the northeasterly corner of said Ph-14;
- Course XL: Thence North 56°22'19" West, along the northerly line of said Ph-14, a distance of 62.00 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-16-3, as recorded in Plat 2015-12 of the Portage County Plat Records;
- Course XLI: Thence South 72°27'19" West, along the northerly line of said Ph-16-3, a distance of 169.13 feet to a point, said point being the northwesterly corner of said Ph-16-3 and the northeasterly corner of Winslow Estates Condominiums Ph-15-1, as recorded in Plat 2014-36 of the Portage County Records;
- Course XLII: Thence North 86°40'47" West, along the northerly line of said Ph-15-1, a distance of 55.17 feet to a point;
- Course XLIII: Thence North 71°49'10" West, continuing along the northerly line of said Ph-15-1, a distance of 87.91 feet to a point, said point being the northwesterly corner of said Ph-15-1;
- Course XLIV: Thence South 18°10'50" West, along the westerly line of said Ph-15-1, a distance of 89.62 feet to a point;
- Course XLV: Thence South 00°00'00" East, continuing along the westerly line of said Ph-15-1, a distance of 44.27 feet to a point, said point being the southwest corner of said Ph-15-1 and also being on the northerly line of said Ph-14;


- Course XLVI: Thence North  $86^{\circ}40'47''$  West, along the northerly line of said Ph-14, a distance of 55.05 feet to a point, said point being the southeasterly corner of Winslow Estates Condominiums Ph-16-2, as recorded in Plat Volume 2015-12 of the Portage County Plat Records;
- Course XLVII: Thence North  $00^{\circ}35'33''$  East, along the easterly line of said Ph-16-2, a distance of 152.18 feet to a point, said point being the northeasterly corner of said Ph-16-2;
- Course XLVIII: Thence North  $89^{\circ}24'27''$  West, along the northerly line of said Ph-16-2, a distance of 68.00 feet to a point, said point being the northwesterly corner of said Ph-16-2;
- Course XLIX: Thence South  $00^{\circ}35'33''$  West, along the westerly line of said Ph-16-2, a distance of 97.63 feet to a point;
- Course L: Thence South  $22^{\circ}37'31''$  East, continuing along the westerly line of said Ph-16-2, a distance of 57.00 feet to a point, said point being the southwesterly corner of said Ph-16-2 and also on the northerly line of said Ph-14;
- Course LI: Thence North  $86^{\circ}40'47''$  West, along the northerly line of said Ph-14, a distance of 14.00 feet to a point, said point being the northwesterly corner of said Ph-14;
- Course LII: Thence South  $02^{\circ}07'25''$  West, along the westerly line of said Ph-14, a distance of 26.89 feet to a point, said point being the northeasterly corner of Winslow Estate Condominiums Ph-16-1, as recorded in Plat Volume 2015-12 of the Portage County Plat Records;
- Course LIII: Thence North  $42^{\circ}17'57''$  West, along the northerly line of said Ph-16-1, a distance of 65.82 feet to a point;
- Course LIV: Thence North  $73^{\circ}59'53''$  West, continuing along the northerly line of said Ph-16-1, a distance of 83.33 feet to a point, said point being the northwesterly corner of said Ph-16-1;
- Course LV: Thence South  $16^{\circ}00'07''$  West, along the westerly line of said Ph-16-1, a distance of 69.33 feet to a point, said point being the southwesterly corner of said Ph-16-1;
- Course LVI: Thence South  $73^{\circ}59'53''$  East, along the southerly line of said Ph-16-1, a distance of 74.50 feet to a point;
- Course LVII: Thence South  $83^{\circ}47'29''$  East, continuing along the southerly line of said Ph-16-1, a distance of 71.45 feet to a point, said point being on the westerly line of said Ph-14;
- Course LVIII: Thence South  $02^{\circ}07'25''$  West, along the westerly line of said Ph-14, a distance of 20.00 feet to a point;
- Course LIX: Thence South  $46^{\circ}23'59''$  East, along the westerly line of said Ph-14, a distance of 40.43 feet to a point;
- Course LX: Thence South  $88^{\circ}42'57''$  East, continuing along the westerly line of said Ph-14, a distance of 8.32 feet to a point;

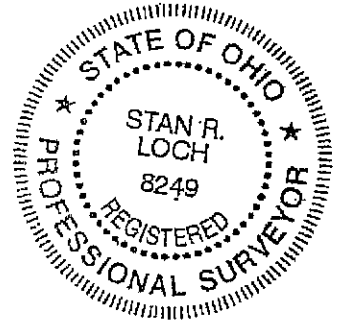
Course LXI: Thence South 06°26'01" East, a distance of 136.56 feet to a point, said point being on the northerly line of Winslow Estates Condominiums Ph-8, as recorded in Plat 2004-62 of the Portage County Records;

Course LXII: Thence North 89°52'09" West, along the northerly line of said Ph-8, a distance of 211.74 feet to the Principal Place of Beginning.

Said parcel containing 5.3848 acres or 234,563 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on April, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-17-R1, of the Winslow Estates Condominiums Phase 17.

Job#20142918

  
Stan R. Loch P.S. # 8249 Date



4.17.2015 ~~002~~  
TAX MAP DEPT.  
LEGAL DESCRIPTION  
 SUFFICIENT  DEFICIENT  
 NO DIVISION OF LAND

P.N.  
03-027-00-00-002-077

5.9025 Ac "  
- 5.3848 Ph 17-R1  
0.5177 Ac

*Resubmit 4/10/12*



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 17-R2  
WINSLOW ESTATES CONDOMINIUMS PHASE 17  
0.5176 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 677.51 feet to a point, said point being the northwesterly corner of Winslow Estates Condominiums Ph-8 Phase 8, as recorded in Plat 2004-62 of the Portage County Records and also being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records;


Thence South 89°52'09" East, along the northerly line of said Ph-8, a distance of 280.19 feet to a point and the Principal Place of Beginning;

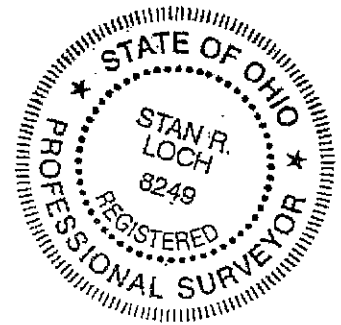
- Course I: Thence North 06°26'01" West, a distance of 149.27 feet to a point on the southerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat Volume 2008-55 of the Portage County Plat Records;
- Course II: Thence North 48°24'11" East, along the southerly line of said Ph-14, a distance of 19.46 feet to a point;
- Course III: Thence South 88°42'57" East, continuing along the southerly line of said Ph-14, a distance of 70.53 feet to a point;
- Course IV: Thence South 65°32'29" East, continuing along the southerly line of said Ph-14, a distance of 56.86 feet to a point;

- Course V: Thence South 43°02'29" East, continuing along the southerly line of said Ph-14, a distance of 60.49 feet to a point;
- Course VI: Thence South 20°32'29" East, continuing along the southerly line of said Ph-14, a distance of 28.67 feet to a point;
- Course VII: Thence South 54°13'35" West, continuing along the southerly line of said Ph-14, a distance of 111.63 feet to a point on the northerly line of said Ph-8;
- Course VIII: Thence North 89°52'09" West, along the northerly line of said Ph-8, a distance of 80.87 feet to the Principal Place of Beginning.

Said parcel containing 0.5176 acres or 22,547 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on April, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-17-R2, of the Winslow Estates Condominiums Phase 17.

Job#20142918


4-7-15  
 \_\_\_\_\_  
 Stan R. Loch P.S. # 8249                      Date



4.17.2015 *SL*  
**TAX MAP DEPT.**  
**LEGAL DESCRIPTION**  
 SUFFICIENT     DEFICIENT  
 NO DIVISION OF LAND  
 RETRALEMENT \_\_\_\_\_  
 OF \_\_\_\_\_  
 BALANCE                      0.5177Ac  
                                       = 0.5176

"Ph 17-R2"



### EXHIBIT 3

#### A NARRATIVE DESCRIPTION OF THE UNIT AND UNIT TYPE FOR PHASE XVII

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 XVII of the Condominium Development consists of two (2) "free standing", single family Condominium Units. The Units each consist of the entire structure of the free-standing Buildings. The Units are designated as Units 25 situated on Dover Drive & Unit 47 situated on Surrey Drive, both private drives.

The Buildings are principally constructed of poured reinforced concrete foundations, conventional wood frame construction, roof and wall OSB sheathing, building wrap, R-13 wall and R-38 ceiling insulation, vinyl siding, synthetic stone veneers, synthetic exterior trim, Low-E single hung vinyl windows, fiberglass entry doors. Painted drywall interior walls, painted MDF interior trim, carpet, tile, vinyl and prefinished hardwood flooring. 150 AMP electrical service. High efficiency 95% gas forced air furnace, Seer 13 air conditioning,

The Unit types being submitted by this Seventeenth Amendment are known Unit 25 as the "Alistair F" and Unit 47 as the "Melbourne A":

- ALISTAIR "F" One-Story approximately 1,725 sq. ft. (exclusive of any garage and basement area), 3 bedrooms, 2 full baths, kitchen, dining area, family room, laundry room, sun room, attached two car garage, fireplace and full basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.
- MELBOURNE "A" One-Story approximately 2,185 sq. ft. (exclusive of any garage and basement area), 2 bedrooms, 2 full baths, kitchen, dining area, family room, laundry room, study, attached two car garage, fireplace and full basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.

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

EXHIBIT 4  
CONDOMINIUM DATA SHEET

Unit #	Phase	UNIT ADDRESS	% INTEREST IN COMMON AREAS	VOTES
1	I	660 Winslow Drive	1/49	1
2	I	656 Winslow Avenue	1/49	1
3	I	652 Winslow Avenue	1/49	1
66	I	657 Winslow Avenue	1/49	1
4	II	648 Winslow Avenue	1/49	1
63	II	649 Winslow Avenue	1/49	1
16	III	625 Eaton Drive	1/49	1
19	III	613 Eaton Drive	1/49	1
5	IV	618 Eaton Drive	1/49	1
9	IV	644 Eaton Drive	1/49	1
13	IV	637 Eaton Drive	1/49	1
15	IV	629 Eaton Drive	1/49	1
64	V	653 Eaton Drive	1/49	1
65	VI	655 Eaton Drive	1/49	1
8	VII	621 Eaton Drive	1/49	1
10	VI	617 Eaton Drive	1/49	1
17	VI	640 Winslow Drive	1/49	1
18	VII	648 Winslow Avenue	1/49	1
50	VIII	608 Avon Drive	1/49	1
51	VIII	612 Avon Drive	1/49	1
52	VIII	616 Avon Drive	1/49	1
53	VIII	620 Avon Drive	1/49	1
54	VIII	624 Avon Drive	1/49	1
62	VIII	621 Avon Drive	1/49	1
6	IX	628 Avon Drive	1/49	1
7	IX	636 Avon Drive	1/49	1
55	IX	628 Avon Drive	1/49	1
56	IX	632 Avon Drive	1/49	1
57	X	641 Avon Drive	1/49	1
58	X	637 Avon Drive	1/49	1
59	X	633 Avon Drive	1/49	1
60	X	629 Avon Drive	1/49	1
61	X	625 Avon Drive	1/49	1
29	XI	581 Dover Drive	1/49	1
30	XI	585 Dover Drive	1/49	1
32	XI	593 Dover Drive	1/49	1
26	XII	571 Dover Drive	1/49	1
31	XII	589 Dover Drive	1/49	1
33	XIII	597 Dover Drive	1/49	1
36	XIV	568 Surrey Drive	1/49	1
34	XV	560 Surrey Drive	1/49	1
38	XV	576 Surrey Drive	1/49	1
39	XV	580 Surrey Drive	1/49	1
28	XVI	577 Surrey Drive	1/49	1



**EXHIBIT 4**  
**CONDOMINIUM DATA SHEET**

37	XVI	572 Surrey Drive	1/49	1
41	XVI	588 Surrey Drive	1/49	1
43	XVI	602 Surrey Drive	1/49	1
25	XVII	567 Dover Drive	1/49	1
47	XVII	583 Surrey Drive	1/49	1
		TOTAL	100%	1

CLEVELAND OFFSITE

MA-0025-00

UNIT 25

WINSLOW ESTATES  
CONDOMINIUM

567 DOVER DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of its top of the floor to the unfinished surface of the bottom of the ceiling.



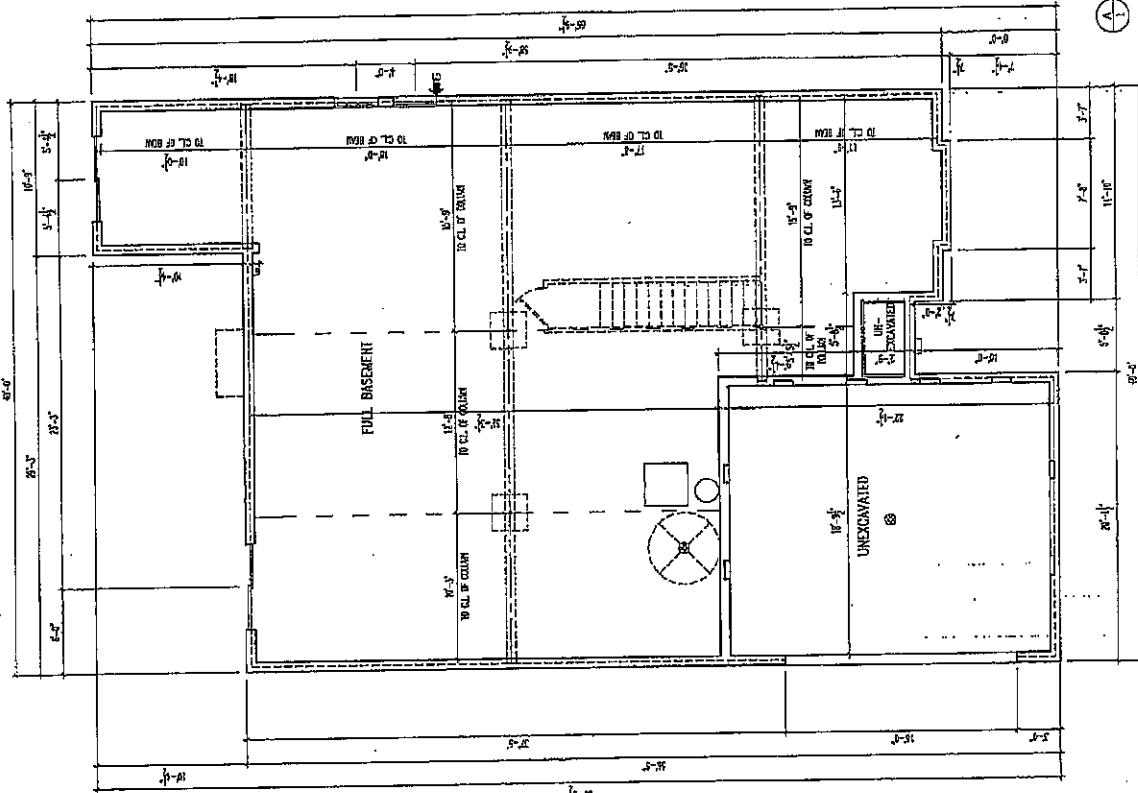
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**Drees**  
HOMES

6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

THE DRES CO.  
BY: [Signature] / [Signature]  
DATE: [Date] / [Date]  
PROJECT NAME: [Project Name]  
SHEET # 1 of 5

FINISHED SQUARE FOOTAGE	
FINISHED LOWER LEVEL (NET)	55
FIRST FLOOR (NET)	1725
TOTAL LIVING (NET)	1780



FOUNDATION





CLEVELAND OFFSITE  
 MA-0025-00  
 UNIT 25

WINSLOW ESTATES  
 CONDOMINIUM  
 567 DOVER DRIVE  
 AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the unit's perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



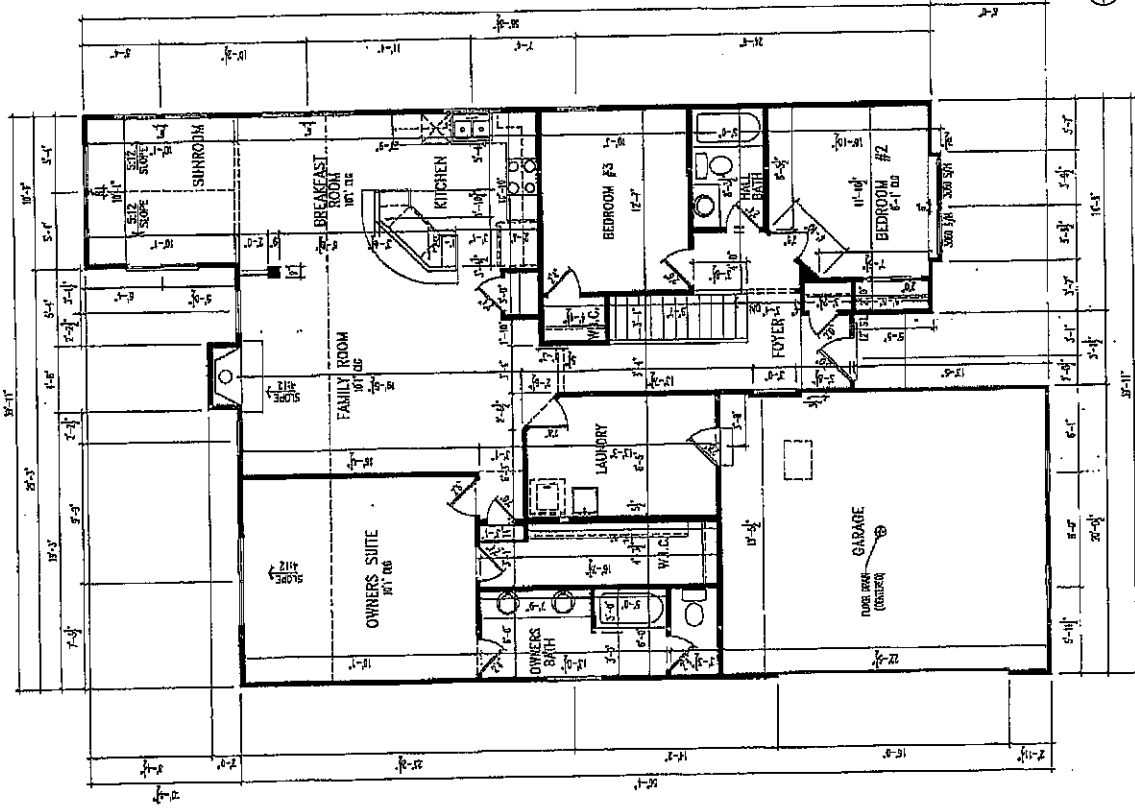
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6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-5242

DRAWN BY:	THE DREES CO.	SHEET #:	1
DATE:	03/11/15		
MODEL NAME:	AURORA 17		
			3 of 5

W-2012-0-00 P&MG, 10.11.2013 - 101124



FIRST FLOOR PLAN

CLEVELAND OFFSITE

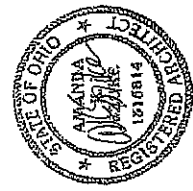
MA-0025-00

UNIT 25

WINSLOW ESTATES  
CONDOMINIUM

567 DOVER DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

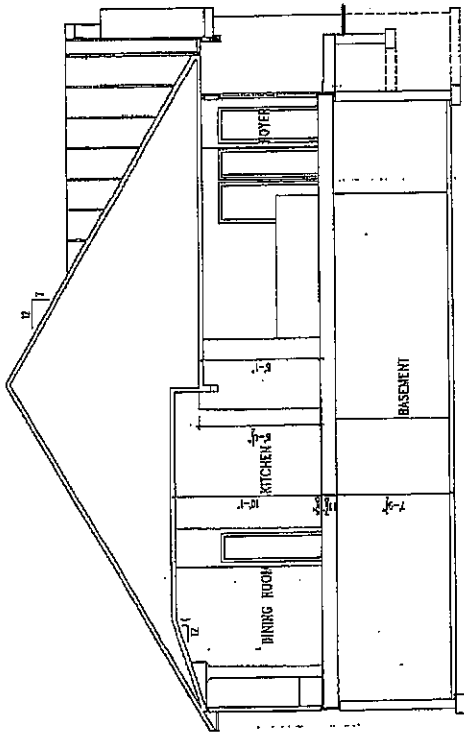


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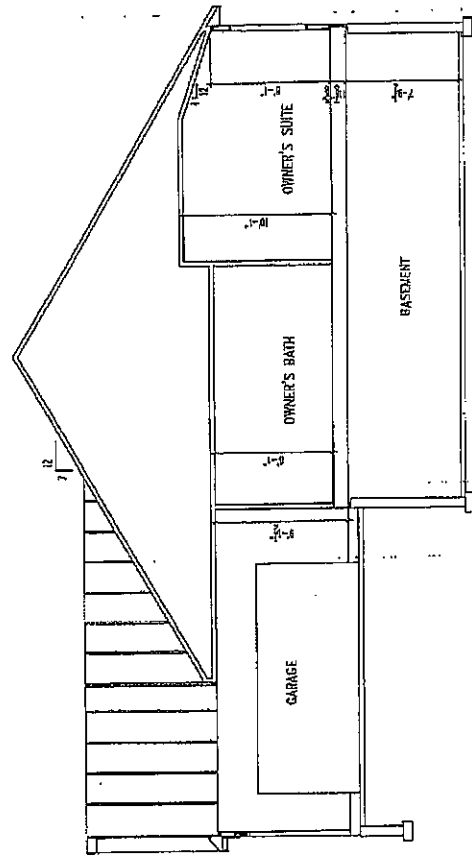


6650 West Snowville Road, Suite J  
Bracksville, Ohio 44141-3242

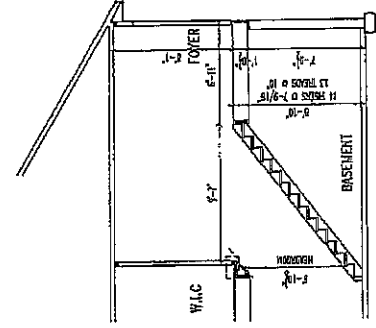
PROJECT BY:	THE DREES CO.	SHEET #
DATE:	03/11/15	4 of 5
DRAWN BY:	ALBERTA T.	



A BUILDING SECTION



B BUILDING SECTION THROUGH GARAGE



C BUILDING SECTION THROUGH STAIRS

14-0000-00-0000 (Rev. 11, 08) - 00200

CLEVELAND OFFSITE

MA-0025-00

UNIT 25

WINSLOW ESTATES  
CONDOMINIUM

567 DOVER DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished  
surfaces of the units' perimeter walls. All vertical  
measurements of each wall are from the unfinished surface  
of the top of the floor to the unfinished surface of the  
bottom of the ceiling.



Amanda K. Sroka #1315814 Exp. 12/31/15  
The Drees Company  
03/11/2015 4:32:42 PM



6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

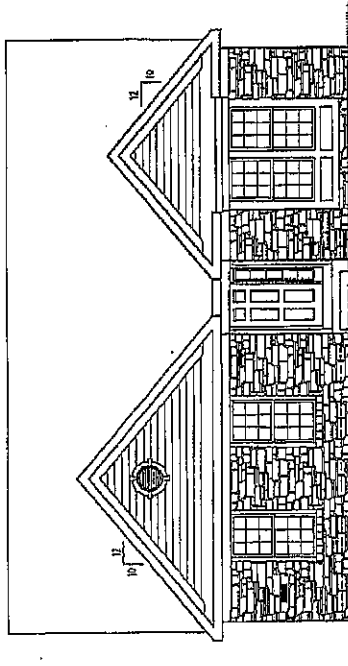
PROJECT NO: THE DREES CO. SHEET #

DATE: 03/11/15

ARCH. NO.: AURORA T

5 of 5

15000-00-000-0000, Rev. 11-2011 - 10/2012



① FRONT ELEVATION

CLEVELAND OFFSITE

MA-0047-00

UNIT 47

WINSLOW ESTATES  
CONDOMINIUM

583 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the unit's perimeter walls. All vertical measurements at each unit are taken from the unfinished surface of the top of the floor to the unfinished surface at the bottom of the ceiling.



Amanda K. Szoke H1315814 Exp. 12/31/15  
The Drees Company  
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6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

PROJECT NO. THE DREES CO. SHEET #

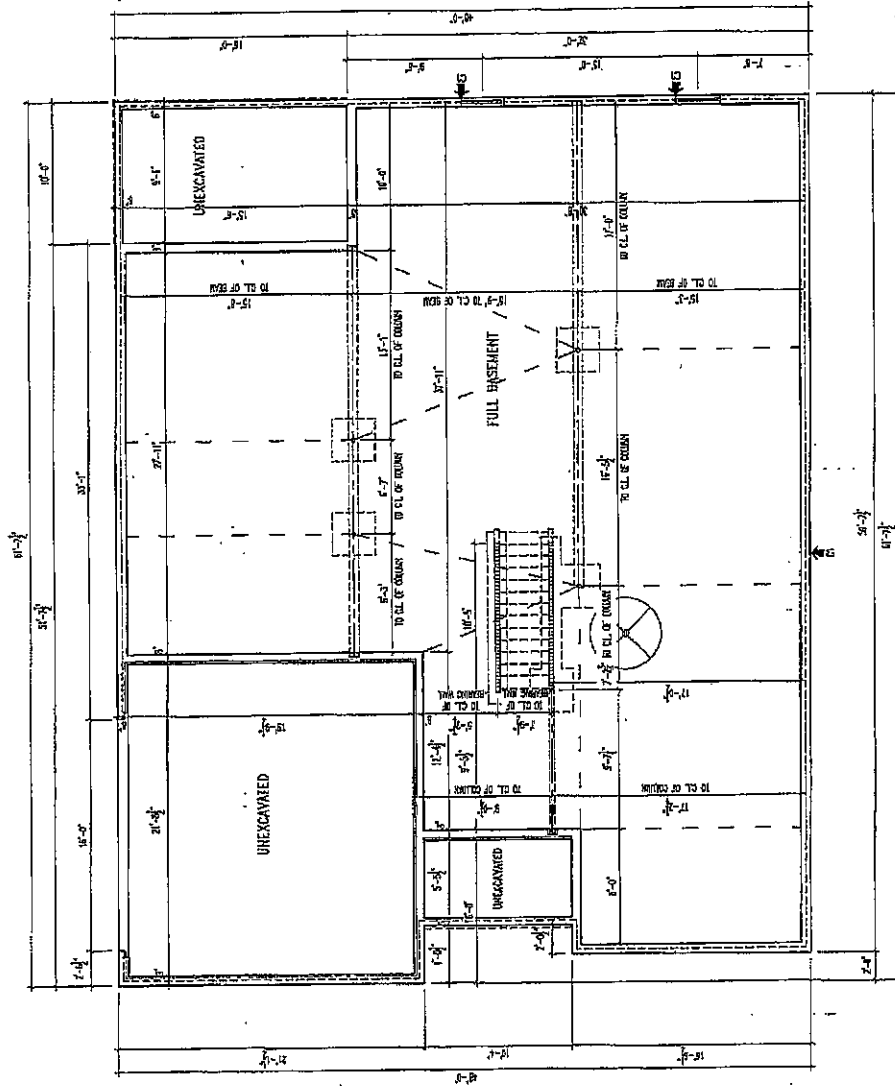
DATE: 03/11/15

MODEL NAME: RESIDENTIAL

W-0010-00-0047-00-01-001 - 3100

1 of 5

FINISHED SQUARE FOOTAGE	
FINISHED LOWER LEVEL (NET)	909
FIRST FLOOR (NET)	2185
TOTAL LIVING (NET)	3094



CLEVELAND OFFSITE

MA-0047-00

UNIT 47

WINSLOW ESTATES  
CONDOMINIUM

583 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the walls' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



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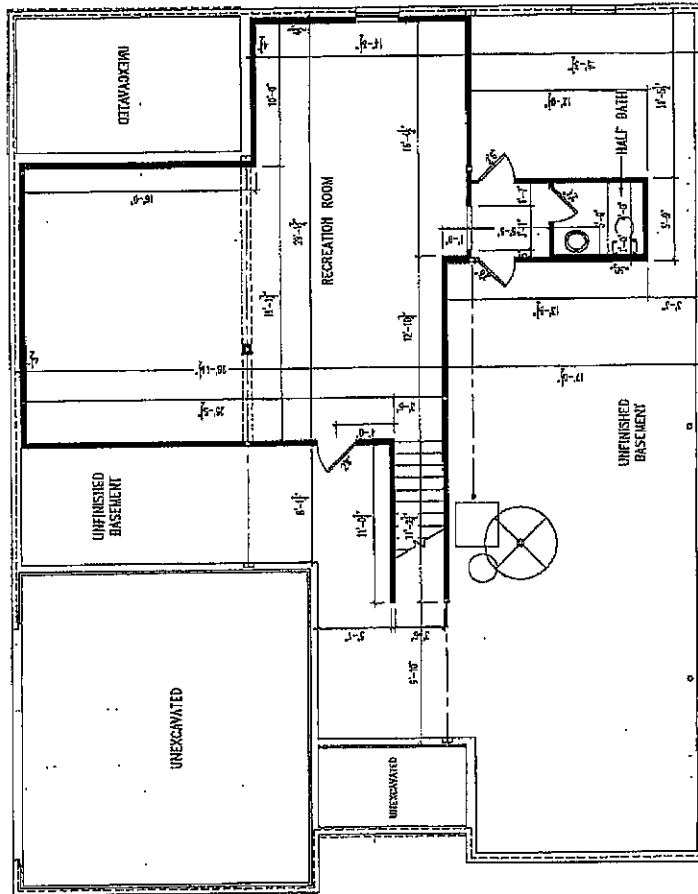
6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

DRAWN BY: THE DREES CO.  
DATE: 03/11/15  
MODEL NAME: UNDEVELOPED '1'

SHEET #

2 of 5

See Drees Co. 2015-2016, Sec. 11, 2015-1628



FINISHED LOWER LEVEL



CLEVELAND OFFSITE

MA-0047-00

UNIT 47

WINSLOW ESTATES  
CONDOMINIUM

583 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor in the unfinished surface of the bottom of the ceiling.



Amanda K. Szoke #1315814 Exp. 12/31/15  
The Drees Company  
03/11/2015 4:52:45 PM

**drees**  
HOMES

6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

DRAWN BY: THE DREES CO.

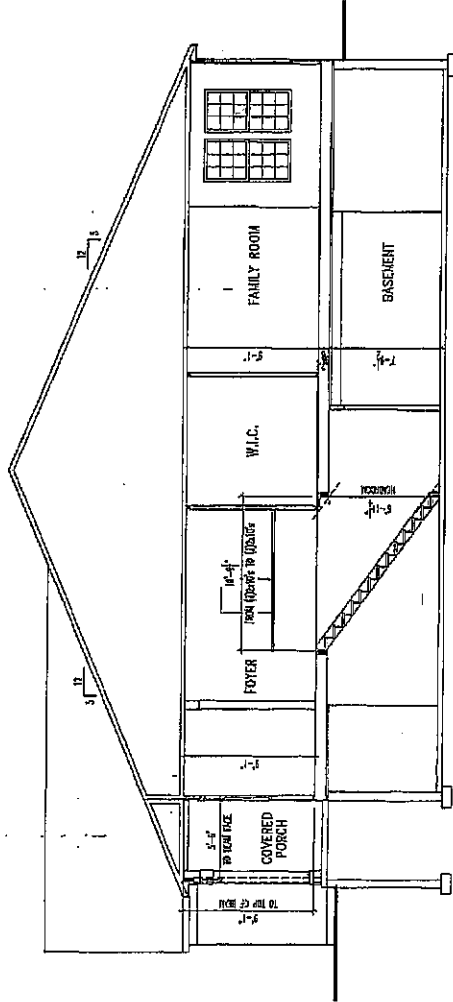
DATE: 03/11/15

PROJECT NAME: WINSLOW ESTATES "A"

NO. OF SHEETS: 5

SHEET #

4 of 5



Ⓐ BUILDING SECTION THROUGH STAIRS

CLEVELAND OFFSITE

MA-0047-00

UNIT 47

WINSLOW ESTATES  
CONDOMINIUM

583 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of such unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



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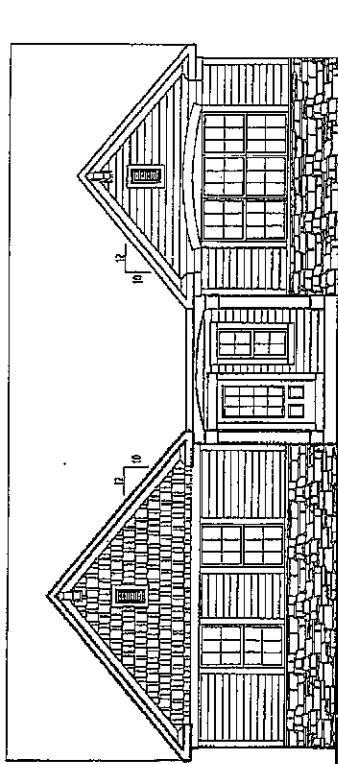
**drees**  
HOMES

6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

OWNER: THE DREES CO. SHEET #  
DATE: 03/11/15  
DRAWING: A

9-00000-DWG-0047-00-11-015-10001

5 of 5



5 FRONT ELEVATION