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BONNIE M. HOWE
PORTAGE CO. RECORDER

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AT 15:32-07

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**TWENTY-FIRST AMENDMENT TO THE AMENDED DECLARATION
OF CONDOMINIUM OWNERSHIP
FOR WINSLOW ESTATES CONDOMINIUMS**

Phase No. XXI

This will certify that copies of this Twenty-First 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 ~~MAR 09~~ 2016, 2016.

Plot 2016-11

Portage County Auditor
By: Janet Esposito

Prepared by:

Tina M. Donnelly, Esq.
Aronoff, Rosen & Hunt
2200 U.S. Bank Tower
425 Walnut Street 28
Cincinnati, Ohio 45202
513/241-0400

**TWENTY-FIRST AMENDMENT TO THE AMENDED DECLARATION
OF CONDOMINIUM OWNERSHIP
FOR WINSLOW ESTATES CONDOMINIUMS**

Phase No. XXI

This Twenty-First Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums (the "Twenty-First Amendment") is made this ____ day of _____, 2016 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 28th 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 20th 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 21st 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 31st 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 31st 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 13th 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 11th 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 14th 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 27th 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 31st 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 8th 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 27th 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 2nd 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 20th 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 25th 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 26th 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 30th 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 26th 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 17th 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 24th 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, on the 17th day of April, 2015, the Seventeenth Amendment to the Amended Declaration was recorded as Instrument No. 201505485 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, on the 18th day of June, 2015, the Eighteenth Amendment to the Amended Declaration was recorded as Instrument No. 201508902 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, on the 6th day of August, 2015, the Nineteenth Amendment to the Amended Declaration was recorded as Instrument No. 201512020 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, on the 19th day of October, 2015, the Twentieth Amendment to the Amended Declaration was recorded as Instrument No. 201516540 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 sixty-one (61) Units to sixty-two (62) Units. A narrative description of the Units for Phase No. XXI 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. XXI 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 XXI Drawings incorporated herein in this Twenty-First 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 Twenty-First 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 Twenty-First Amendment on the date and year first above written.

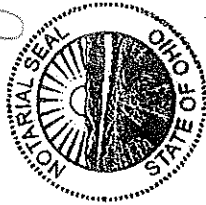
THE DREES COMPANY

By: *Jennifer L. Zabkar*
Jennifer L. Zabkar, Vice President
Cleveland/Division President

STATE OF OHIO :
 :
 :
COUNTY OF CUYAHOGA :

The foregoing instrument was acknowledged before me this 17 day of Feb, 2016, by Jennifer L. Zabkar, Vice President Cleveland/Division President of The Drees Company, a Kentucky corporation, on behalf of said corporation.

Mary M. Bohus
Notary Public

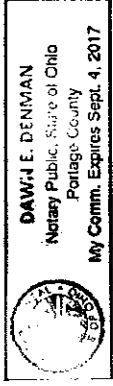


WINSLOW ESTATES CONDOMINIUM
OWNERS' ASSOCIATION

By: [Signature]
John Stojak, President

STATE OF OHIO

COUNTY OF CUYAHOGA



January 5, 2016, by John Stojak, President of Winslow Estates Condominium Owners' Association, an Ohio not for profit corporation, on behalf of the corporation.

[Signature]
Notary Public



ENGINEERING & SURVEYING CO., INC.

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

**LEGAL DESCRIPTION
Ph-21-1
WINSLOW ESTATES CONDOMINIUMS PHASE 21
0.1807 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 1,459.28 feet to an angle point;

Thence South 89°28'00" East, continuing along the centerline of said East Mennonite Road, a distance of 633.48 feet to a point, said point being the southwesterly corner of lands conveyed to Susan Bernstein, as recorded in File#200527679 of the Portage County Deed Records;

Thence North 00°07'51" East, along the westerly line of said Bernstein and the easterly line of Winslow Estates Condominiums Ph-2 Amended Phase 2, as recorded in Plat 2002-3 of the Portage County Plat Records, a distance of 349.02 feet to a point;

Thence North 89°52'09" West, a distance of 25.00 feet to a point, said point being on the westerly line of said Ph-2 Amended Phase 2, the southeasterly corner of Winslow Estates Condominiums Ph-20-3, as recorded in Plat 2015-53 of the Portage County Records and the Principal Place of Beginning;


Course 1: Thence South 00°07'51" West, along the westerly line of said Ph-2 Amended Phase 2, a distance of 94.28 feet to a point;

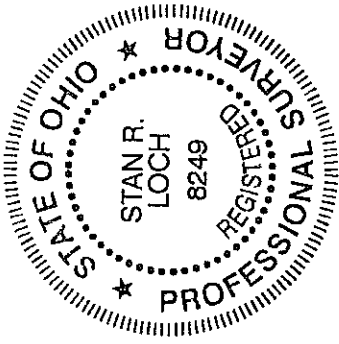
Course II: Thence North 72°34'07" West, a distance of 140.11 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph 7-3, as recorded in Plat 2003-107 and also begin on the southerly line of Winslow Estates Condominiums Ph-4, as recorded in Plat 2002-20 of the Portage County Records and a point of curvature;

Course III: Thence along the southerly line of said Ph-4, along a curve to the left with a length 43.38 feet, radius 50.00 feet, tangent 23.16 feet, chord 42.03 feet, bearing North 34°24'12" East, and delta 49°42'26" to a point;

Course IV: Thence North 80°54'21" East, continuing along the southerly line of said Ph-4, and the southerly line of said Ph-20-3, a distance of 111.54 feet to the Principal Place of Beginning.

Said parcel containing 0.1807 acres or 7,875 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on January, 2016 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-21-1, of the Winslow Estates Condominiums Phase 21.

Job#20142918  1-26-16 Date



3-9-2016 ~~08-7~~
TAX MAP DEPT.
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND

P.N. 03-027-00-00-002.083: 0.483 Ac (rec)
"UNIT 12" - 0.1807
RETRACEMENT OF BALANCE = 0.3023 BAL
"21-R4" = 0.3011 Ac



ENGINEERING & SURVEYING CO., INC.

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

LEGAL DESCRIPTION

Ph-21-R1

**WINSLOW ESTATES CONDOMINIUMS PHASE 21
0.3798 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 ¾" 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, and also being the northwesterly corner of Winslow Estates Condominiums Ph-19-1, as recorded in Plat 2015-41 of the Portage County Map Records;

Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision and the northerly line of said Ph-19-1, a distance of 1'165.04 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 and the northeasterly corner of said Ph-19-1;

Thence South 00°07'51" West, along the westerly line of said Welch and the easterly line of said Ph-19-1, 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 and the southeasterly corner of said Ph-19-1;

Thence South 81°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;

Thence South 00°07'51" West, along the westerly line of said Phase 2 and the southerly line of said Ph-19-1, 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;

Thence North 84°26'39" West, continuing along the southerly line of said Ph-19-1 and 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;

Thence North 02°42'15" East, continuing along the southerly line of said Ph-19-1 and 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;

Thence North 63°52'56" West, continuing along the southerly line of said Ph-19-1 and along the northerly line of said Ph-7-1, a distance of 41.67 feet to a point, said point being on the southerly line of Winslow Estates Condominiums Ph-18-1, as recorded in Plat 2015-27 of the Portage County Records and also being an angle point on the northerly line of said Ph-7-1;

Thence North 88°05'05" West, continuing along the northerly line of said Ph-7-1 and the southerly line of said Ph-18-1, a distance of 50.02 feet to a point, said point being an angle point;

Thence North 89°04'49" West, continuing along the northerly line of said Ph-7-1 and the southerly line of said Ph-18-1 and the southerly line of Winslow Estates Condominiums Ph-20-1, as recorded in Plat 2015-53 of the Portage County Records, a distance of 55.19 feet to a point;

Thence South 82°11'53" West, continuing along the northerly line of said Ph-7-1 and the southerly line of said Ph-20-1, a distance of 4.84 feet to a point, said point being the southwesterly line of said Ph-20-1 and the Principal Place of Beginning;

Course I: Thence South 82°11'53" West, continuing along the northerly line of said Ph-7-1, a distance of 48.62 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 II: Thence South 20°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 III: Thence South 77°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 IV: Thence North 19°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 V: Thence North 35°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;

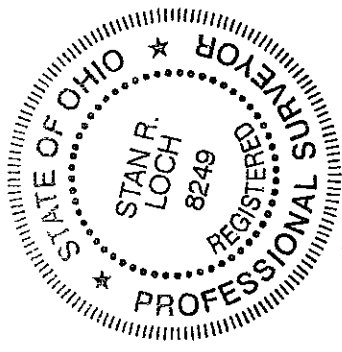
Course VI: Thence continuing along a southerly line of said Ph-11, along a curve to the right with a length 86.09 feet, radius 188.00 feet, delta 26°14'18", tangent 43.82 feet, chord 85.34 feet, bearing North 48°28'42" East to a point, said point being the northwesterly corner of said Ph-20-1;

Course VII: Thence South 15°00'18" East, along the westerly line of said Ph-20-1, a distance of 175.55 feet to the Principal Place of Beginning;

Said parcel containing 0.3798 acres or 16,548 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on January, 2016 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-21-R1, of the Winslow Estates Condominiums Phase 21.

Job#20142918


Stan R. Loch P.S. # 8249 Date 12/20/16



3.9.2016 ~~8249~~
TAX MAP DEPT.
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND
RETRACEMENT
PN 03-027-00-00-002.077: 0.38 (rec)
" 21-R1" = 0.3798 AC



ENGINEERING & SURVEYING CO., INC.

5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

LEGAL DESCRIPTION

Ph-21-R2

WINSLOW ESTATES CONDOMINIUMS PHASE 21

0.4698 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 ¾" 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 726.98 feet to a point;

Thence South 00°40'49" West, a distance of 34.65 feet to a point, said point being an angle point on the northerly line of Winslow Estates Condominiums Ph-12-1, as recorded in Plat 2007-05 and being on the southerly line of Winslow Estates Condominiums Ph-19-1, as recorded in Plat 2015-41 of the Portage County Records and the Principal Place of Beginning;

Course I: Thence South 40°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 II: Thence South 49°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 northwesterly corner of Winslow Estates Condominiums Ph-11, as recorded in Plat 2006-81 of the Portage County Records;

3-9-2016 187

TAX MAP DEPT.

LEGAL DESCRIPTION
SUFFICIENT DEFICIENT
NO DIVISION OF LAND

RETRACEMENT
PN 03-027-00-00-002.129: 0.47 (rec)

"21-R2" = 0.4698

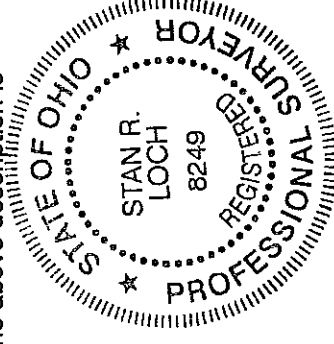
- Course III: Thence South 40°30'56" West, along the westerly line of Ph-12-1, a distance of 90.50 feet to a point, said point being the southwesterly corner of said Ph-12-1 and also the northwesterly corner of Winslow Estates Condominium Ph-13, as recorded in Plat 2007-57 of the Portage County Records;
- Course IV: Thence South 11°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 Ph-15-2, as recorded in Plat 2014-36 of the Portage County Records;
- Course V: Thence North 43°08'54" West, along the northerly line of said Ph-15-2, a distance of 85.76 feet to a point, said point being an angle point;
- Course VI: 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 easterly line of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55, of the Portage County Records;
- Course VII: Thence North 28°08'01" West, along the easterly line of said Ph-14, a distance of 16.14 feet to a point, said point being an angle point;
- Course VIII: Thence North 53°19'43" West, continuing along the easterly line of said Ph-14, a distance of 30.54 feet to a point, said point being an angle point;
- Course IX: Thence North 42°38'09" East, continuing along the easterly line of said Ph-14, a distance of 24.48 feet to a point, said point being an angle point;
- Course X: Thence North 58°06'46" East, continuing along the easterly line of said Ph-14, a distance of 110.00 feet to a point, said point being an angle point;
- Course XI: Thence South 81°49'19" East, continuing along the easterly line of said Ph-14, a distance of 26.00 feet to a point, said point being an angle point;
- Course XII: Thence North 33°37'41" East, continuing along the easterly line of said Ph-14, a distance of 115.00 feet to a point, said point being the northeasterly corner of said Ph-14 and an angle point on the southerly line of said Ph-19-1;
- Course XIII: Thence North 66°13'31" East, along the southerly line of said Ph-19-1, a distance of 78.83 feet to the Principle Place of Beginning.

Said parcel containing 0.4698 acres or 20,464 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on January, 2016 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-21-R2, of the Winslow Estates Condominiums Phase 21.

 1-26-11

Job#20142918

Stan R. Loch P.S. # 8249 Date





ENGINEERING & SURVEYING CO., INC.

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

**LEGAL DESCRIPTION
Ph-21-R3
WINSLOW ESTATES CONDOMINIUMS PHASE 21
0.1928 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, said point 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 also being the northwesterly corner of Winslow Estates Condominiums Ph-8, as recorded in Plat 2004-62 and the southwestly corner of Winslow Estates Condominiums Ph-19-1, as recorded in Plat 2015-41 of the Portage County Records;

Thence South 89°52'09" East, along the northerly line of said Ph-8 and the southerly lines of said Ph-19-1, Winslow Estates Condominiums Ph-20-2, as recorded in Plat 2015-53, Winslow Estates Condominiums Ph-17-2, as recorded in Plat 2015-20, and Winslow Estates Condominiums Ph-18-4, as recorded in Plat 2015-27, a distance of 361.07 feet to a point, said point being the southwestly corner of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records;

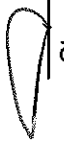
Thence North 54°13'35" East, along the northerly line of said Ph-14 and the southerly line of said Ph-18-4, a distance of 21.15 feet to a point, said point being the southeasterly corner of said Ph-18-4 and the Principal Place of Beginning;

Course I: Thence North 14°32'56" West, along the easterly line of said Ph-18-4, a distance of 152.58 feet to a point on the southerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records, said point being the northeasterly corner of said Ph-18-4;

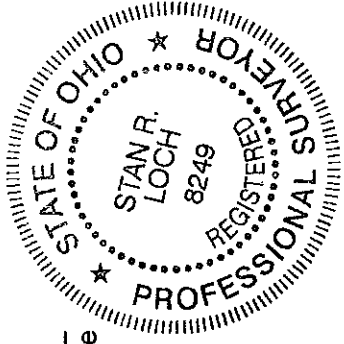
- Course II: Thence South 88°42'57" East, along the southerly line of said Ph-14, a distance of 8.63 feet to a point, said point being an angle point;
- Course III: Thence South 65°32'29" East, continuing along the southerly line of said Ph-14, a distance of 56.86 feet to a point, said point being an angle point;
- Course IV: Thence South 43°02'29" East, continuing along the southerly line of said Ph-14, a distance of 60.49 feet to a point, said point being an angle point;
- Course V: Thence South 20°32'29" East, continuing along the southerly line of said Ph-14, a distance of 28.67 feet to a point, said point being on the northerly line of said Ph-14;
- Course VI: Thence South 54°13'35" West, along the northerly line of said Ph-14, a distance of 90.48 feet to the Principal Place of Beginning.

Said parcel containing 0.1928 acres or 8,398 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on January, 2016 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-21-R3, of the Winslow Estates Condominiums Phase 21.

Job#20142918

 1-26-16 Date

Stan R. Loch P.S. # 8249



3-9-2016 *SLR*
 TAX MAP DEPT.
 LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND

RETRACE ME NT

PN 03-027-00-00-002.124 : 0.193 (rec)
 "21-R3" = 0.1928 Ac



ENGINEERING & SURVEYING CO., INC.

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

**LEGAL DESCRIPTION
Ph-21-R4
WINSLOW ESTATES CONDOMINIUMS PHASE 21
0.3011 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 1,459.28 feet to an angle point;

Thence South 89°28'00" East, continuing along the centerline of said East Mennonite Road, a distance of 633.48 feet to a point, said point being the southwesterly corner of lands conveyed to Susan Bernstein, as recorded in File#200527679 of the Portage County Deed Records;

Thence North 00°07'51" East, along the westerly line of said Bernstein and the easterly line of Winslow Estates Condominiums Ph-2 Amended Phase 2, as recorded in Plat 2002-3 of the Portage County Plat Records, a distance of 349.02 feet to a point;

Thence North 89°52'09" West, a distance of 25.00 feet to a point, said point being on the westerly line of said Ph-2 Amended Phase 2 and being the southeasterly corner of Winslow Estates Condominiums PH-20-3, as recorded in Plat 2014-53 of the Portage County Records;

Thence South 00°07'51" West, along the westerly line of said Ph-2 Amended Phase 2, a distance of 94.28 feet to a point and the Principal Place of Beginning;

Course 1: Thence South 00°07'51" West, continuing along the westerly line of said Ph-2 Amended Phase 2, a distance of 22.90 feet to a point;

- Course II: Thence South 62°23'07" West, along the northerly line of said Ph-2 Amended Phase 2, a distance of 194.27 feet to a point;
- Course III: Thence North 76°31'19" West, continuing along the northerly line of said Ph-2 Amended Phase 2, a distance of 49.83 feet to a point, said point being the southeasterly corner of Winslow Estates Condominiums Ph 9-1, Phase 9 as recorded in Plat 2006-09 of the Portage County Plat Records;
- Course IV: Thence North 30°46'33" East, along the easterly line of said Ph 9-1, and the easterly line of Winslow Estates Condominiums Ph-4 Phase 4, as recorded in Plat 2002-20 of the Portage County Plat Records, a distance of 66.87 feet to a point;
- Course V: Thence North 13°08'11" East, continuing along the easterly line of said Ph-4, a distance of 2.53 feet, said point being the southwesterly corner of Winslow Estates Condominiums Ph 7-3, as recorded in Plat 2003-107 of the Portage County Plat Records;
- Course VI: Thence South 83°51'47" East, along the southerly line of said Ph 7-3, a distance of 75.60 feet to a point, said point being the southeasterly corner of said Ph 7-3;
- Course VII: Thence North 06°08'13" East, along the easterly line of said Ph 7-3, a distance of 45.00 feet to an angle point;
- Course VIII: Thence North 30°44'37" West, continuing along the easterly line of said Ph 7-3, a distance of 54.37 feet to a point on the southerly line of Winslow Estates Condominiums Ph-4, Phase 4 as recorded in Plat 2002-20 of the Portage County Plat Records, said point being the northeasterly corner of said Ph 7-3;
- Course IX: Thence South 72°34'07" East, a distance of 140.11 feet to the Principal Place of Beginning.

Said parcel containing 0.3011 acres or 13,117 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on January, 2016 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-21-R4, of the Winslow Estates Condominiums Phase 21.

Job#20142918


 Stan R. Loch P.S. # 8249 Date 1-26-16

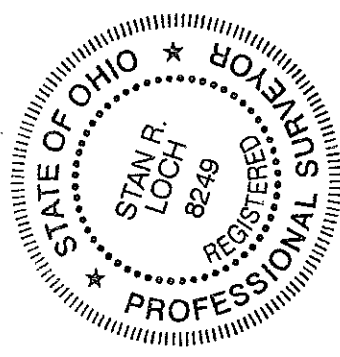


EXHIBIT 3

A NARRATIVE DESCRIPTION OF THE UNIT AND UNIT TYPE FOR PHASE XXI

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 XXI of the Condominium Development consists of one (1) "free standing", single family Condominium Unit. The Unit consists of the entire structure of the free-standing Building. The Unit is designated as Unit 12 situated on Eaton Drive (a private drive).

The Building is principally constructed of a poured reinforced concrete foundation, 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 type being submitted by this Twenty First Amendment is known as Unit 12, the Harlow "D":

Harlow "D" 2-Story approximately 2,037 sq. ft. (excluding of any garage and basement areas), 3 bedrooms, 2 full baths, 1 half bath, kitchen, family room, living room, breakfast room, laundry room, attached two car side entry garage, fireplace and partial finished basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.

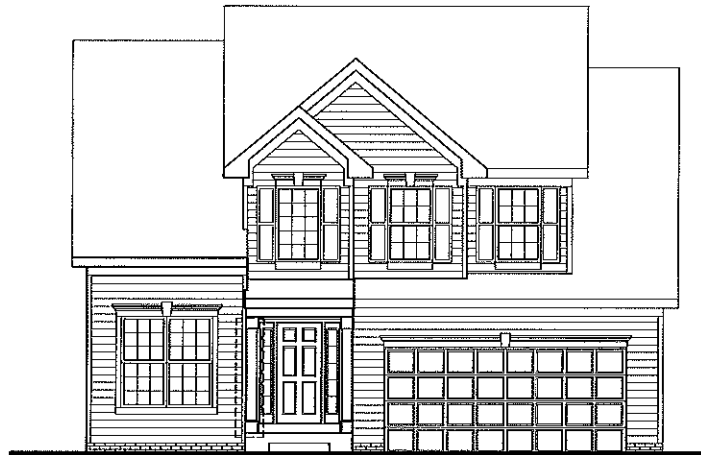
Any inconsistencies between the narrative descriptions of the Units and/or the Common Areas and Facilities on the one hand and the Drawings on the other hand shall be resolved in favor of the Drawings.

**EXHIBIT 4
CONDOMINIUM DATA SHEET**

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

**EXHIBIT 4
CONDOMINIUM DATA SHEET**

37 XVI	572 Surrey Drive	1/62	1
41 XVI	588 Surrey Drive	1/62	1
43 XVI	602 Surrey Drive	1/62	1
25 XVII	567 Dover Drive	1/62	1
47 XVII	583 Surrey Drive	1/62	1
22 XVIII	570 Dover Drive	1/62	1
42 XVIII	592 Surrey Drive	1/62	1
44 XVIII	597 Surrey Drive	1/62	1
48 XVIII	579 Surrey Drive	1/62	1
23 XIX	568 Dover Drive	1/62	1
24 XIX	564 Dover Drive	1/62	1
27 XIX	573 Dover Drive	1/62	1
40 XIX	584 Surrey Drive	1/62	1
45 XIX	593 Surrey Drive	1/62	1
14 XX	633 Eaton Drive	1/62	1
21 XX	586 Dover Drive	1/62	1
46 XX	587 Surrey Drive	1/62	1
12 XXI	641 Eaton Drive	1/62	1
	TOTAL	100%	62

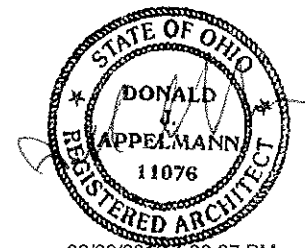


Ⓐ FRONT ELEVATION

CLEVELAND OFFSITE
 MA-0012-00
 UNIT 12

WINSLOW ESTATES
 CONDOMINIUM
 641 EATON 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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 Donald J. Appelmann, License #11076

EXPIRES 12/31/2017

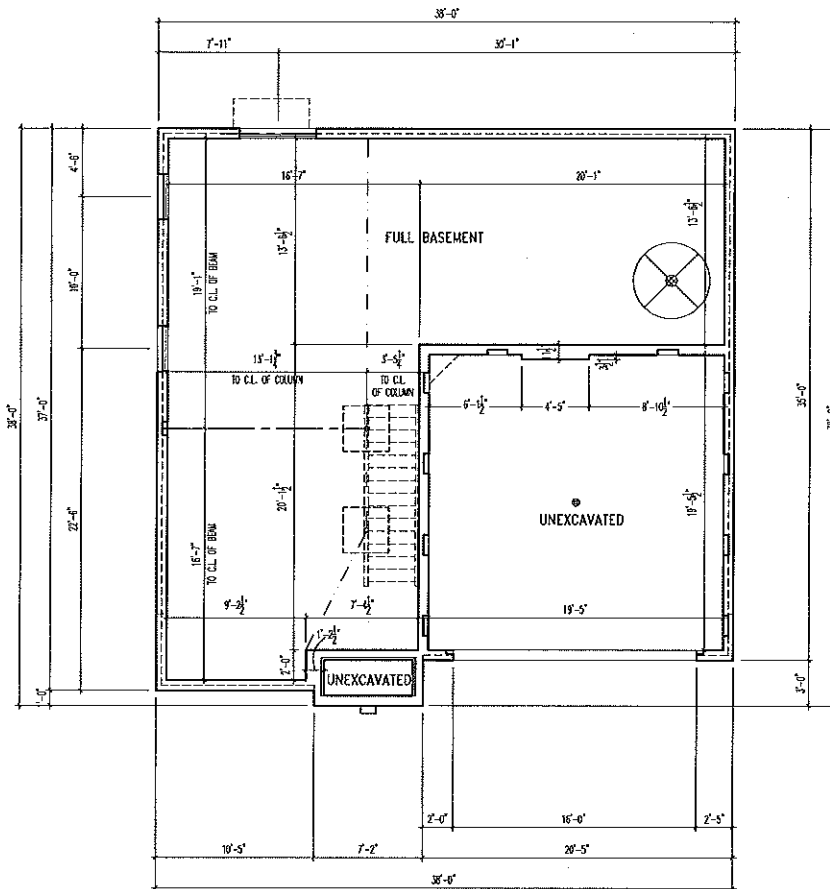
The Drees Company



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

DRAWN BY:	THE DREES CO.	SHEET #
DATE:	08/27/15	6 of 6
MODEL NAME:	HARLOW 'D'	

FINISHED SQUARE FOOTAGE	
FINISHED LOWER LEVEL (NET)	653
FIRST FLOOR (NET)	937
SECOND FLOOR (NET)	1100
TOTAL LIVING (NET)	2690



CLEVELAND OFFSITE
 MA-0012-00
 UNIT 12

WINSLOW ESTATES
 CONDOMINIUM
 641 EATON 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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 Donald J. Appelmann, License #11076
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 The Drees Company



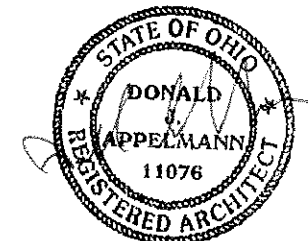
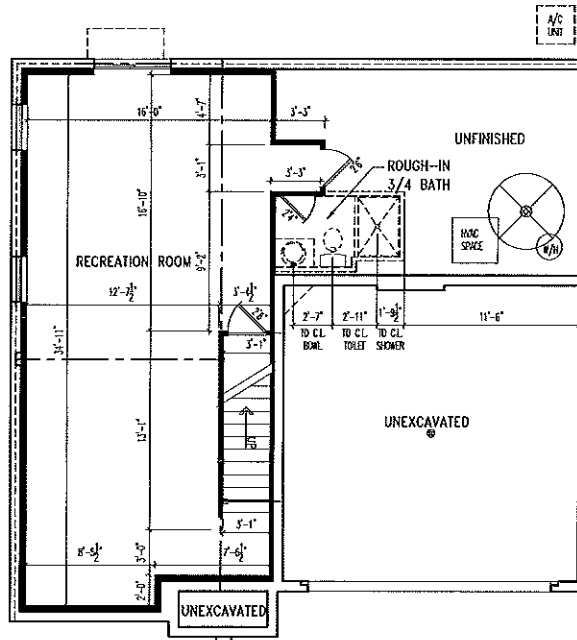
6650 West Snowville Road, Suite J
 Brecksville, Ohio 44141-3242

DRAWN BY: THE DREES CO.	SHEET #
DATE: 06/27/15	1 of 6
MODEL NAME: HARLOW 'D'	

CLEVELAND OFFSITE
 MA-0012-00
 UNIT 12

WINSLOW ESTATES
 CONDOMINIUM
 641 EATON 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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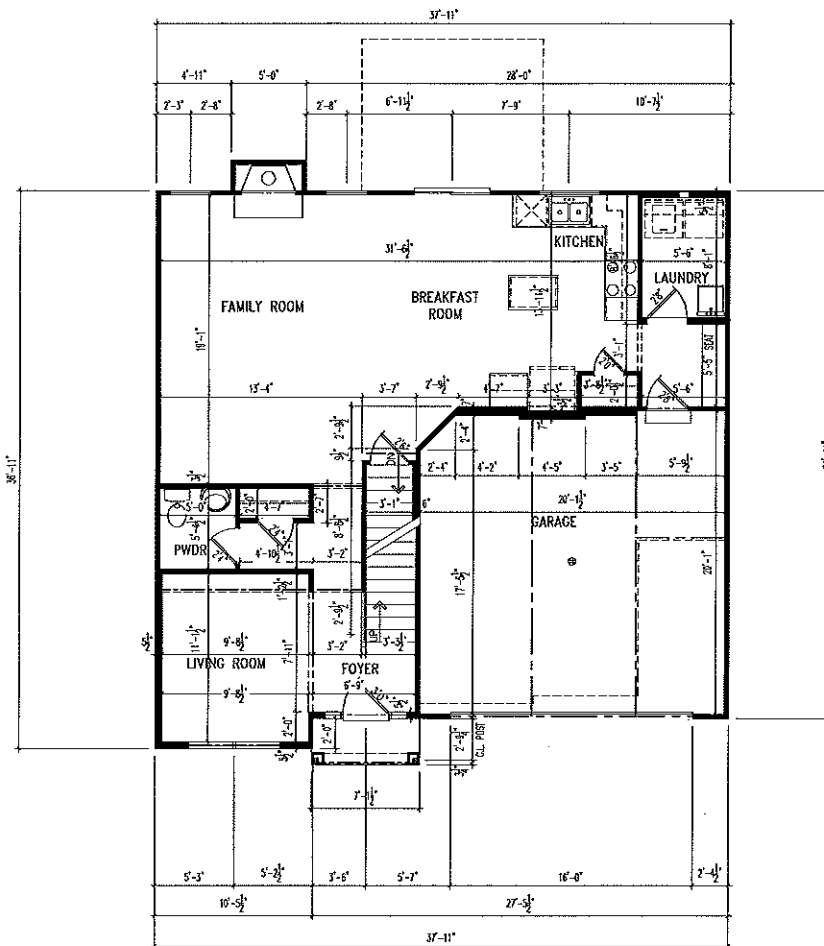
EXPIRES 12/31/2017

The Drees Company



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

DRAWN BY: THE DREES CO.	SHEET #
DATE: 08/27/15	2 of 6
MODEL NAME: CROSBY 'A'	

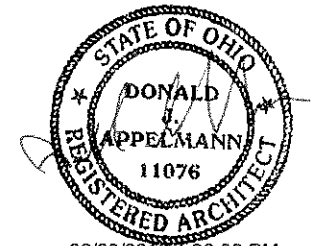


Ⓐ FIRST FLOOR PLAN

CLEVELAND OFFSITE
 MA-0012-00
 UNIT 12

WINSLOW ESTATES
 CONDOMINIUM
 641 EATON 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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 Donald J. Appelmann, License #11076

EXPIRES 12/31/2017

The Drees Company



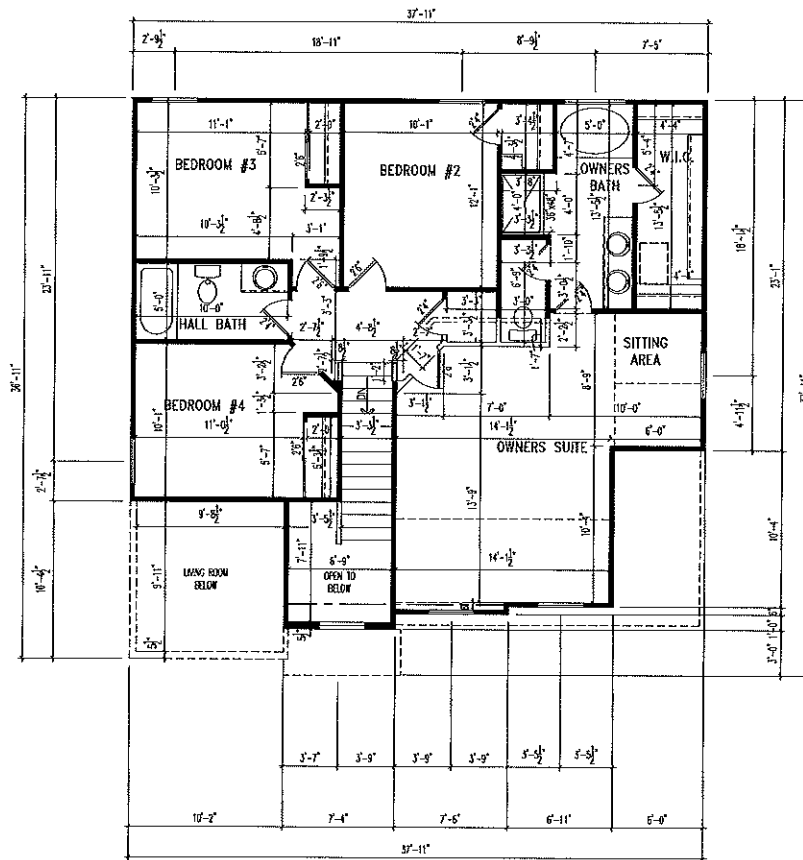
6650 West Snowville Road, Suite J
 Brecksville, Ohio 44141-3242

DRAWN BY:	THE DREES CO.	SHEET #
DATE:	06/27/15	3 of 6
MODEL NAME:	HARLOW 'D'	

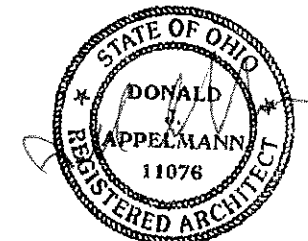
CLEVELAND OFFSITE
 MA-0012-00
 UNIT 12

WINSLOW ESTATES
 CONDOMINIUM
 641 EATON 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.



Ⓐ SECOND FLOOR PLAN

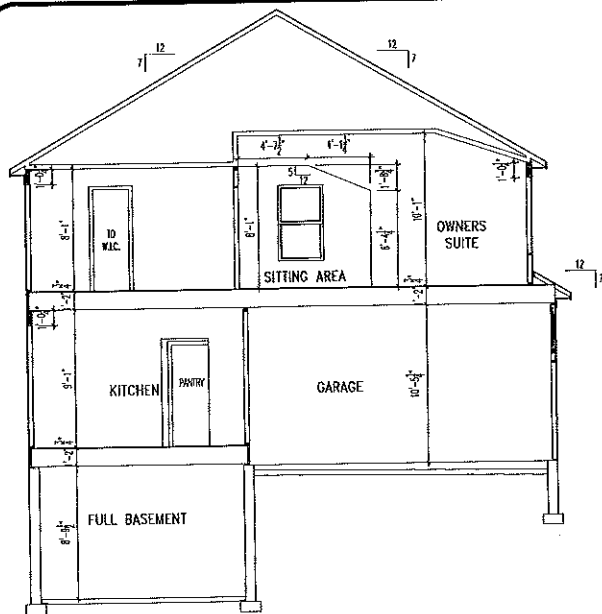


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 EXPIRES 12/31/2017
 The Drees Company

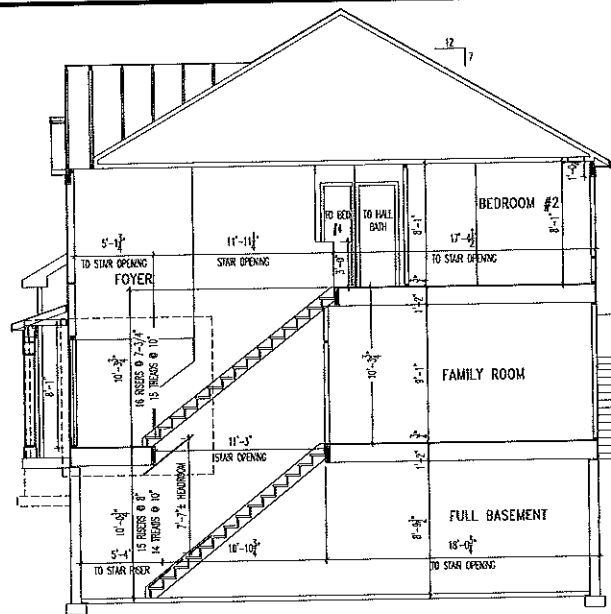


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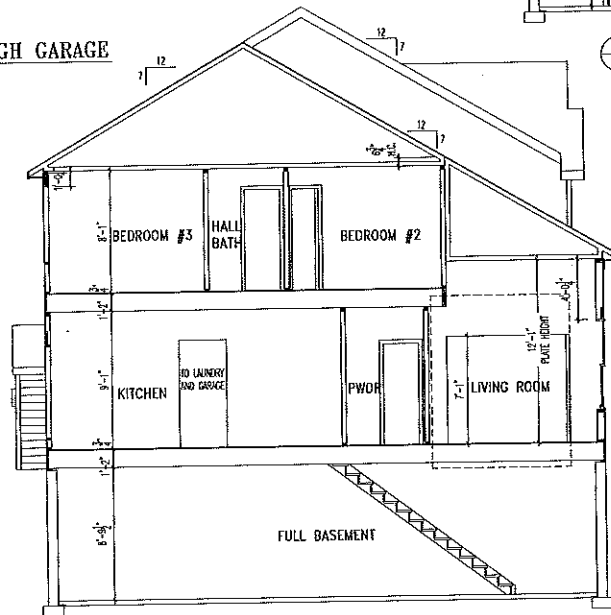
DRAWN BY: THE DREES CO.	SHEET #
DATE: 08/21/15	4 of 6
MODEL NAME: HARLOW 'D'	



A BUILDING SECTION THROUGH GARAGE



B BUILDING SECTION THROUGH STAIRS



C BUILDING SECTION

CLEVELAND OFFSITE
 MA-0012-00
 UNIT 12

WINSLOW ESTATES
 CONDOMINIUM
 641 EATON 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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 Donald J. Appelmann, License #11076

EXPIRES 12/31/2017

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 Brecksville, Ohio 44141-3242

DRAWN BY: THE DREES CO.

SHEET #

DATE: 08/27/15

5 of 6

MODEL NAME: HARLOW TD