

*Patty*  
BOHNIÉ M. HOWE  
PORTAGE CO. RECORDER

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

Phase No. XXII

This will certify that copies of this Twenty-Second 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 29<sup>th</sup> day of April, 2016.

Plat 2016-22

Portage County Auditor  
By: *Janet Esposito* *jr*

Prepared by:

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

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

**Phase No. XXII**

This Twenty-Second Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums (the "Twenty-Second 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 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, on the 17<sup>th</sup> 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 18<sup>th</sup> 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 6<sup>th</sup> 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 19<sup>th</sup> 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, on the 9<sup>th</sup> day of March, 2016, the Twenty-First Amendment to the Amended Declaration was recorded as Instrument No. 201603375 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.

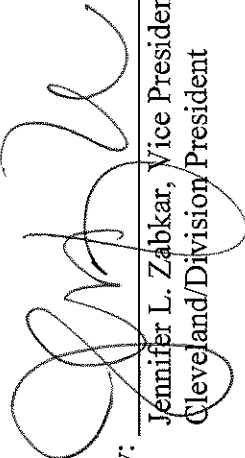
NOW, THEREFORE, in accordance with the provision of Article X of the Amended Declaration and the provisions of O.R.C. §5311 as such has been amended, the Builder and the Association hereby declare as follows:

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-two (62) Units to sixty-four (64) Units. A narrative description of the Units for Phase No. XXII 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. XXII 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 XXII Drawings incorporated herein in this Twenty-Second 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-Second 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.

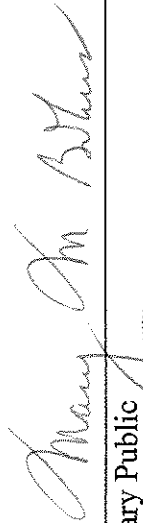
IN WITNESS WHEREOF, the Builder and the Association have executed this Twenty-Second Amendment on the date and year first above written.

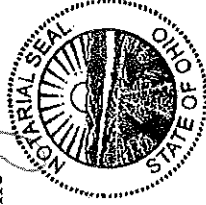
THE DREES COMPANY

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

STATE OF OHIO :  
 COUNTY OF CUYAHOGA :

by and The foregoing instrument was acknowledged before me this 19 day of \_\_\_\_\_, 2016, by Jennifer L. Zabkar, Vice President Cleveland/Division President of The Drees Company, a Kentucky corporation, on behalf of said corporation.

  
 Notary Public

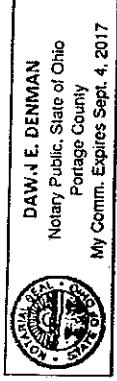


MARY M. BOHUS  
 Notary Public, State of Ohio  
 My Commission Expires 12/15/17

WINSLOWESTATES CONDOMINIUM  
OWNERS' ASSOCIATION

By: [Signature] 4/8/16  
John Stojak, President

STATE OF OHIO  
:  
:  
:  
COUNTY OF CUYAHOGA



April The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of  
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-22-1

**WINSLOW ESTATES CONDOMINIUMS PHASE 22**

**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 part of an 0.8257 acre tract conveyed to The Drees Company, a Kentucky Corporation, by Instrument No. 201408357 of the Portage County Deed Records 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 and the northeasterly corner of Winslow Estates Condominiums Ph-21-1, as recorded in Plat 2016-11 of the Portage County Records;

Thence South 00°07'51" West, along the westerly line of said Ph-2 Amended Phase 2 and the easterly line of said Ph-21-1, a distance of 94.28 feet to a point, said point being the southeasterly corner of said Ph-21-1 and the Principal Place of Beginning;


Course I: Thence South 00°07'51" West, continuing along the westerly line of said Ph-2

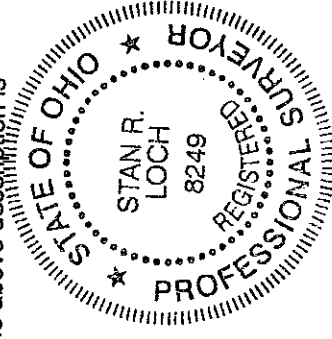


- Amended Phase 2, a distance of 22.90 feet to a point;
- Course II: Thence South 62°23'07" West, along the northerly line of said Ph-2 Amended Phase 2, a distance of 194.27 feet to a point;
- Course III: Thence North 76°31'19" West, continuing along the northerly line of said Ph-2 Amended Phase 2, a 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 and the southwesterly corner of said Ph-21-1;
- Course IX: Thence South 72°34'07" East, along the southerly line of said Ph-21-1, 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 April, 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-22-1, of the Winslow Estates Condominiums Phase 22.

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-22-2**

**WINSLOW ESTATES CONDOMINIUMS PHASE 22**

**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 part of an 7.9120 acre tract conveyed to The Drees Company, a Kentucky Corporation, by Instrument No. 201408357 of the Portage County Deed Records and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, RW 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;

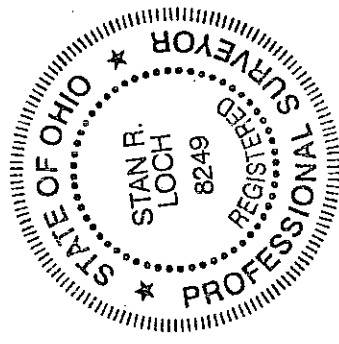
Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision, a distance of 726.98 feet to a point;

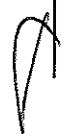
Thence South 00°40'49" West, a distance of 34.65 feet to a point, said point being an angle point on the northerly line of Winslow Estates Condominiums Ph-12-1, as recorded in Plat 2007-05 and being on the southerly line of Winslow Estates Condominiums Ph-19-1, as recorded in Plat 2015-41 of the Portage 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;
- 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 April, 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-22-2, of the Winslow Estates Condominiums Phase 22.



 4-11-16  
 Stan R. Loch P. S. # 8249 Date

Job#20142918

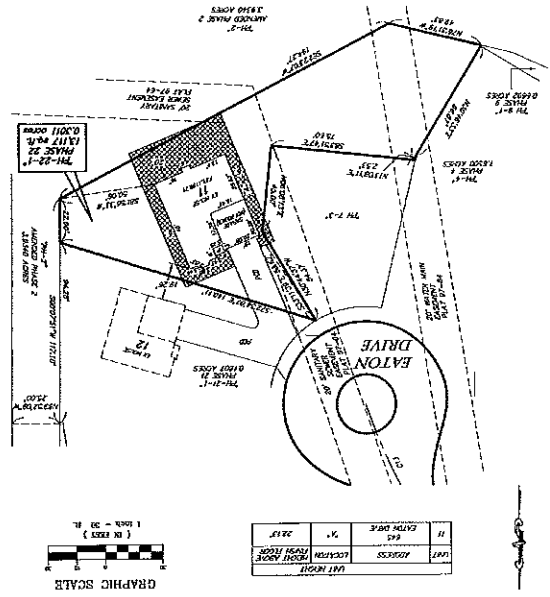
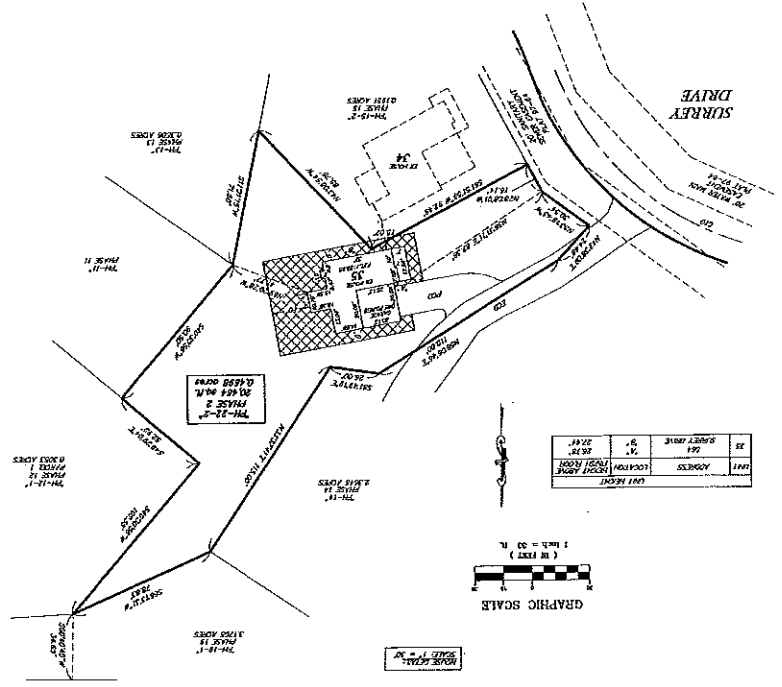


NO.	DATE	DESCRIPTION	BY

WINSTOW ESTATES CONDOMINIUMS  
 PHASE 22  
 TWENTY SECOND AMENDMENT  
 BEING PART OF ORIGINAL MAP FOR TRACTS LOT 27  
 SITUATED IN THE CITY OF ALMONA  
 COUNTY OF PORTAGE  
 STATE OF OHIO

STATE OF OHIO - SURVEY  
 440-602-9071  
 CIVIL ENGINEERING AND SURVEYING  
**AZTECH**

NO.	DATE	DESCRIPTION	BY



GRAPHIC SCALE  
 1" = 30'



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

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

**LEGAL DESCRIPTION  
Ph-22-R1  
WINSLOW ESTATES CONDOMINIUMS PHASE 22  
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 part of an 7.9120 acre tract conveyed to The Drees Company, a Kentucky Corporation, by Instrument No. 201408357 of the Portage County Deed Records and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, RW 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 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 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  $81^{\circ}41'25''$  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;

Thence South  $00^{\circ}07'51''$  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  $84^{\circ}26'39''$  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  $02^{\circ}42'15''$  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  $63^{\circ}52'56''$  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  $88^{\circ}05'05''$  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  $89^{\circ}04'49''$  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  $82^{\circ}11'53''$  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  $82^{\circ}11'53''$  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  $20^{\circ}04'41''$  West, along the northerly line of Ph-3, a distance of 12.81 feet to a point, said point being an angle point;

Course III: 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 IV: 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 V: 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;

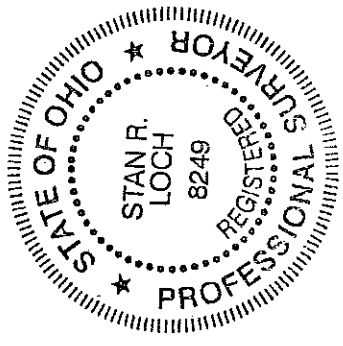
Course VI: Thence continuing along a southerly line of said Ph-11, along a curve to the right with a length 86.09 feet, radius 188.00 feet, delta  $26^{\circ}14'18''$ , tangent 43.82 feet, chord 85.34 feet, bearing North  $48^{\circ}28'42''$  East to a point, said point being the northwesterly corner 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 April, 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-22-R1, of the Winslow Estates Condominiums Phase 22.

Job#20142918

  
Stan R. Loch P.S. # 8249 Date 4-16-16



4.28.2016 207  
TAX MAP DEPT.  
LEGAL DESCRIPTION  
 SUFFICIENT  DEFICIENT  
 NO DIVISION OF LAND

PN 03-027-00-00-002.083 : 0.302 (Rec)  
UNIT 11 = 0.3011 BY SURVEY

PN 03-027-00-00-002.129: 0.47 (Rec)  
UNIT 35 = 0.4698 BY SURVEY

PN 03-027-00-00-002.077: 0.38 (Rec)  
PH 22-R1 = .3798 BY SURVEY

PN 03-027-00-00-002.124: 0.193 (Rec)  
PH 22-R2 = 0.1928 AC BY SURVEY





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

**5425 WARNER ROAD – SUITE 12**

**VALLEY VIEW, OHIO 44125**

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

### **LEGAL DESCRIPTION**

**Ph-22-R2**

**WINSLOW ESTATES CONDOMINIUMS PHASE 22**

**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 part of an 7.9120 acre tract conveyed to The Drees Company, a Kentucky Corporation, by Instrument No. 201408357 of the Portage County Deed Records 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;

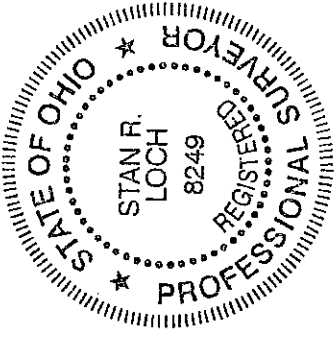
Thence North 54°13'35" East, along the northerly line of said Ph-14 and the southerly line of said Ph-18-4, a distance of 21.15 feet to a point, said point being the southeasterly corner of said Ph-18-4 and the Principal Place of Beginning;

- 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 April, 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-22-R2, of the Winslow Estates Condominiums Phase 22.

Job#20142918

 \_\_\_\_\_ Date  
 Stan R. Loch P.S. # 8249



### EXHIBIT 3

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

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 XXII 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 Unit 11 situated on Eaton Drive (a private drive), Unit 35 situated on Surrey Drive (a private drive).

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 Twenty Second Amendment are known Unit 11 as the Alistair "D", and Unit 35 as the Crosby "Z":

- Alistair "D"      One-Story approximately 1,456 sq. ft. (excluding any garage and basement areas), 3 bedrooms, 2 full baths, kitchen, breakfast room, family room, laundry room, attached 2 car garage, fireplace and partial finished basement. A patio, covered porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.
- Crosby "Z"      2-Story approximately 2,180 sq. ft. (excluding any garage and basement areas), 4 bedrooms, 2 full baths, 1 half bath, living room, kitchen, breakfast room, sunroom, family room, laundry room, an 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.

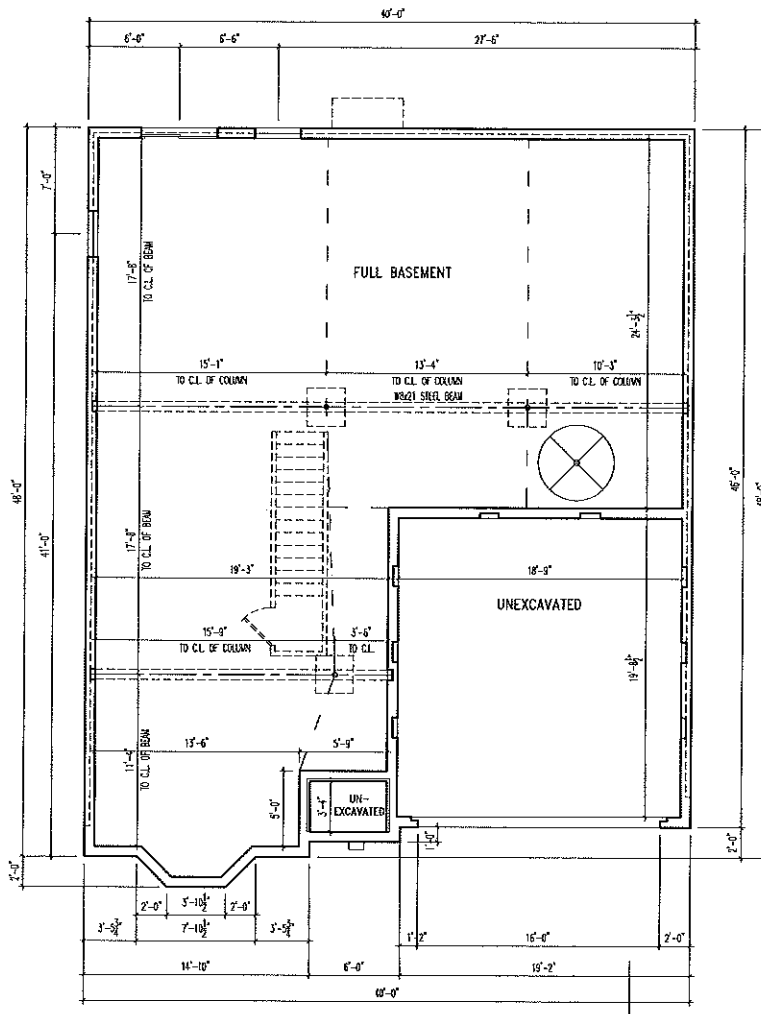
Any inconsistencies between the narrative descriptions of the Units and/or the Common Areas and Facilities on the one hand and the Drawings on the other hand shall be resolved in favor of the Drawings.

**EXHIBIT 4  
CONDOMINIUM DATA SHEET**

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

**EXHIBIT 4  
CONDOMINIUM DATA SHEET**

37	XVI	572 Surrey Drive	1/64	1
41	XVI	588 Surrey Drive	1/64	1
43	XVI	602 Surrey Drive	1/64	1
25	XVII	567 Dover Drive	1/64	1
47	XVII	583 Surrey Drive	1/64	1
22	XVIII	570 Dover Drive	1/64	1
42	XVIII	592 Surrey Drive	1/64	1
44	XVIII	597 Surrey Drive	1/64	1
48	XVIII	579 Surrey Drive	1/64	1
23	XIX	568 Dover Drive	1/64	1
24	XIX	564 Dover Drive	1/64	1
27	XIX	573 Dover Drive	1/64	1
40	XIX	584 Surrey Drive	1/64	1
45	XIX	593 Surrey Drive	1/64	1
14	XX	633 Eaton Drive	1/64	1
21	XX	586 Dover Drive	1/64	1
46	XX	587 Surrey Drive	1/64	1
12	XXI	641 Eaton Drive	1/64	1
11	XXII	645 Eaton Drive	1/64	1
35	XXII	564 Surrey Drive	1/64	1
		TOTAL	100%	64

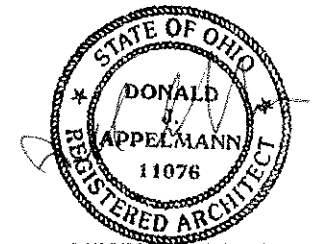


FINISHED SQUARE FOOTAGE	
FINISHED LOWER LEVEL (NET)	635
FIRST FLOOR (NET)	1456
TOTAL LIVING (NET)	2091

CLEVELAND OFFSITE  
 MA-0011-00  
 UNIT 11

WINSLOW ESTATES  
 CONDOMINIUM  
 645 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



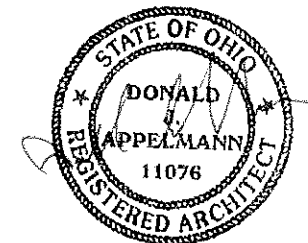
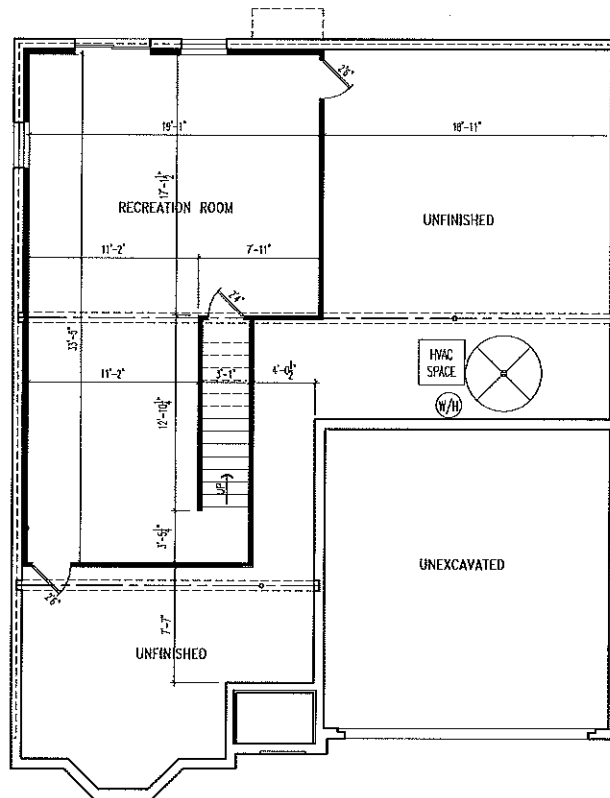
6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-3242

DRAWN BY: THE DREES CO.	SHEET #
DATE: 04/15/16	1 of 6
MODEL NAME: ALUSTAR 'D'	

CLEVELAND OFFSITE  
 MA-0011-00  
 UNIT 11

WINSLOW ESTATES  
 CONDOMINIUM  
 645 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.

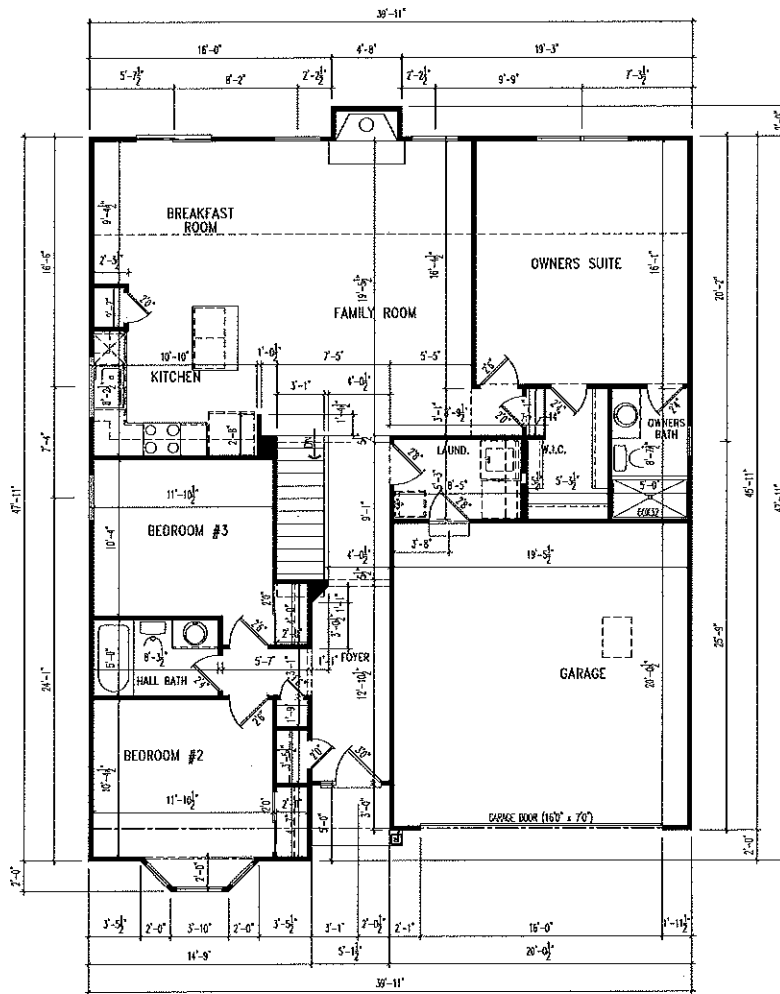


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DATE: 04/15/16	2 of 6
MODEL NAME: CROSSBY 'A'	



3  
A  
FIRST FLOOR PLAN

CLEVELAND OFFSITE  
 MA-0011-00  
 UNIT 11

WINSLOW ESTATES  
 CONDOMINIUM  
 645 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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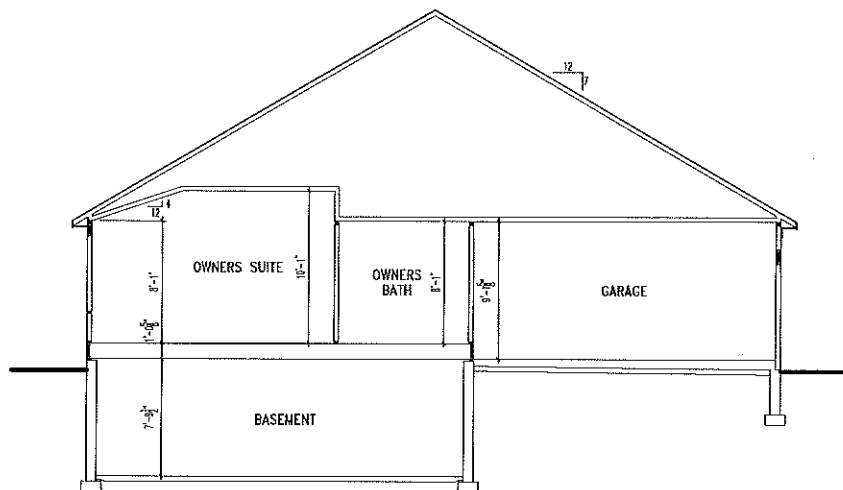
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DATE: 04/15/16	3 of 6
MODEL NAME: ALSTAR 'D'	



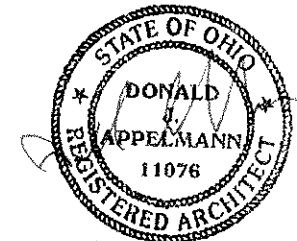
CLEVELAND OFFSITE  
 MA-0011-00  
 UNIT 11

WINSLOW ESTATES  
 CONDOMINIUM  
 645 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.



ⓐ BUILDING SECTION THROUGH GARAGE



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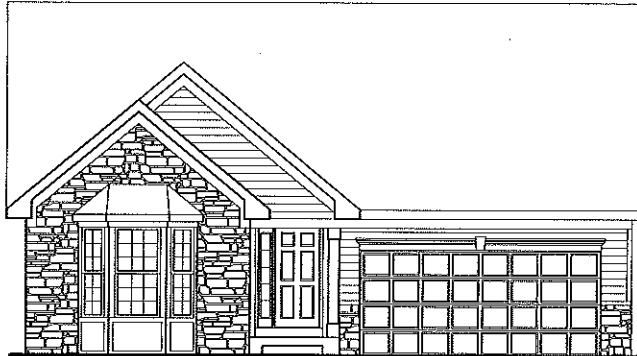
6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-3242

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DATE: 04/15/16	5 of 6
MODEL NAME: ALISTAR 'D'	

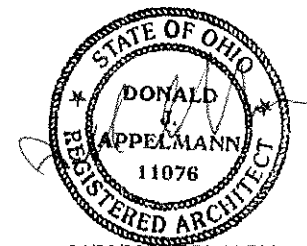
CLEVELAND OFFSITE  
 MA-0011-00  
 UNIT 11

WINSLOW ESTATES  
 CONDOMINIUM  
 645 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.



Ⓐ FRONT ELEVATION

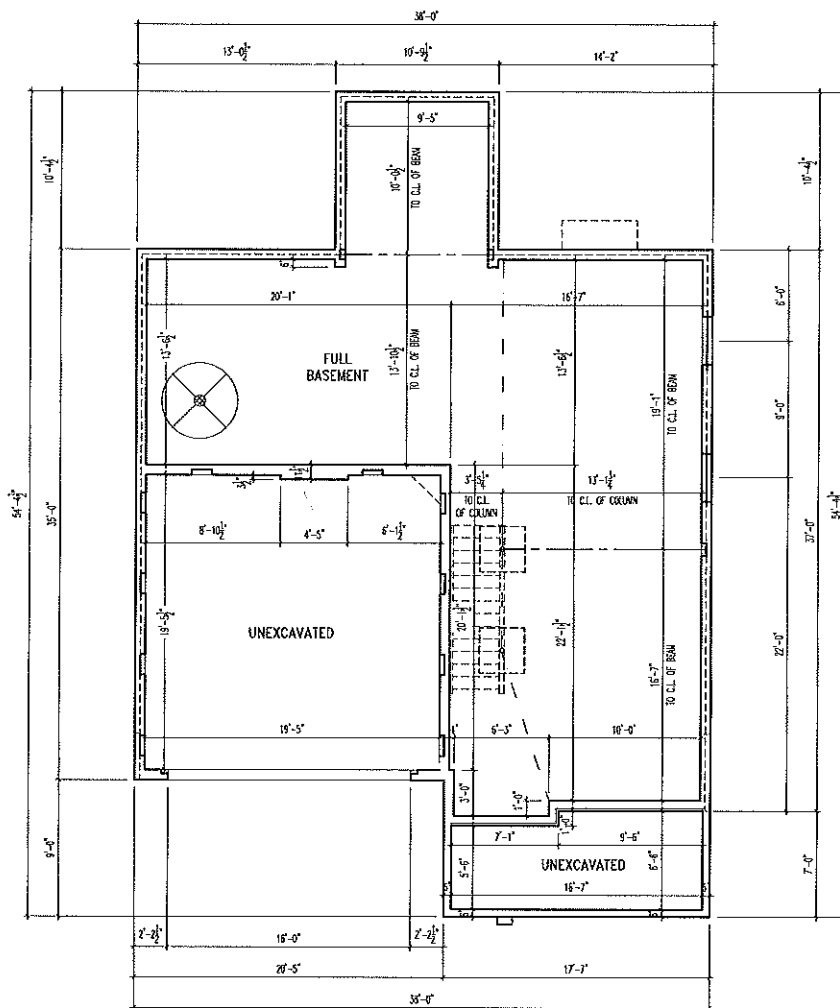


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 Brecksville, Ohio 44141-3242

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DATE: 04/15/16	6 of 6
MODEL NAME: AUSTAIR 'D'	



FINISHED SQUARE FOOTAGE	
FINISHED LOWER LEVEL (NET)	672
FIRST FLOOR (NET)	1079
SECOND FLOOR (NET)	1101
TOTAL LIVING (NET)	2852

CLEVELAND OFFSITE  
 MA-0035-00  
 UNIT 35

WINSLOW ESTATES  
 CONDOMINIUM  
 564 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 to the unfinished surface of the bottom of the ceiling.



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EXPIRES 12/31/2017  
 The Drees Company



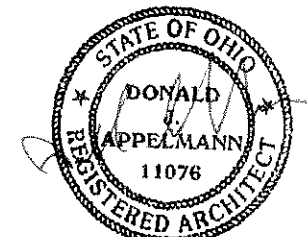
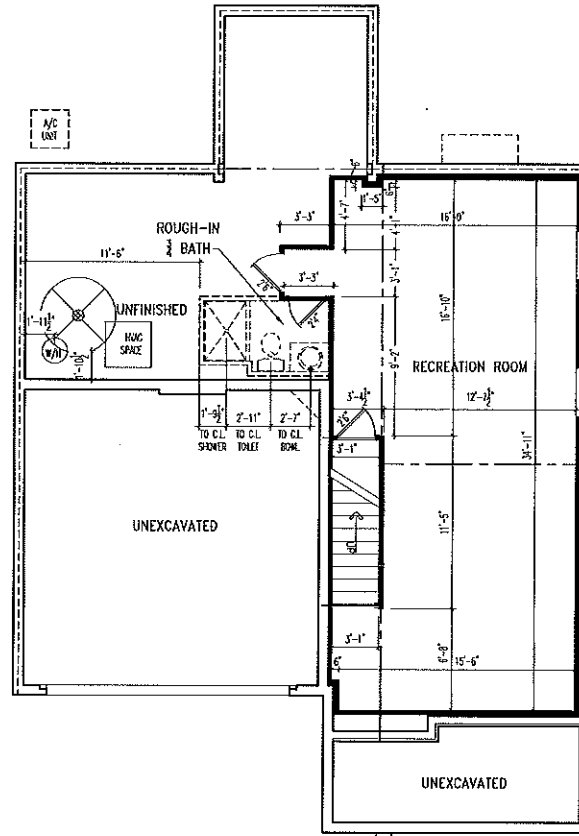
6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-3242

DRAWN BY: THE DREES CO.	SHEET #
DATE: 04/15/16	1 of 6
MODEL NAME: CROSBY '2'	

CLEVELAND OFFSITE  
 MA-0035-00  
 UNIT 35

WINSLOW ESTATES  
 CONDOMINIUM  
 564 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 to the unfinished surface of the bottom of the ceiling.

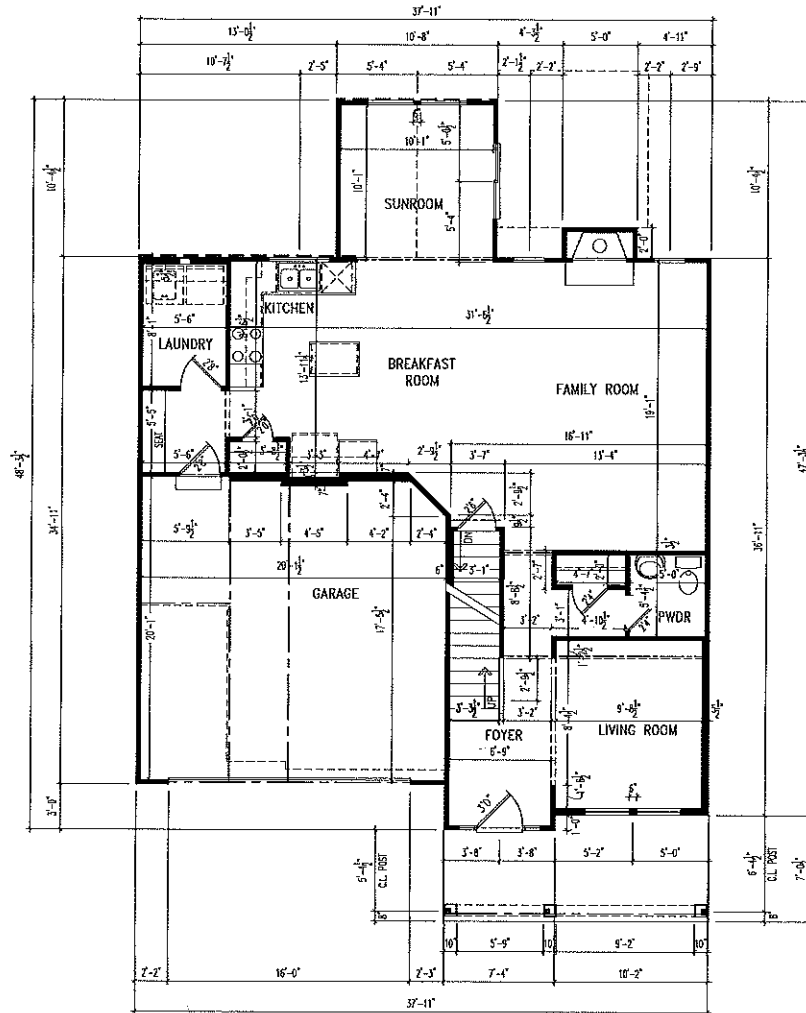


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 Brecksville, Ohio 44141-3242

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DATE: 04/15/16	2 of 6
MODEL NAME: CROSBY '2'	

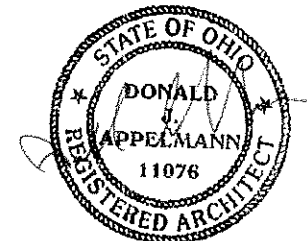


3 FIRST FLOOR PLAN

CLEVELAND OFFSITE  
 MA-0035-00  
 UNIT 35

WINSLOW ESTATES  
 CONDOMINIUM  
 564 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 to the unfinished surface of the bottom of the ceiling.

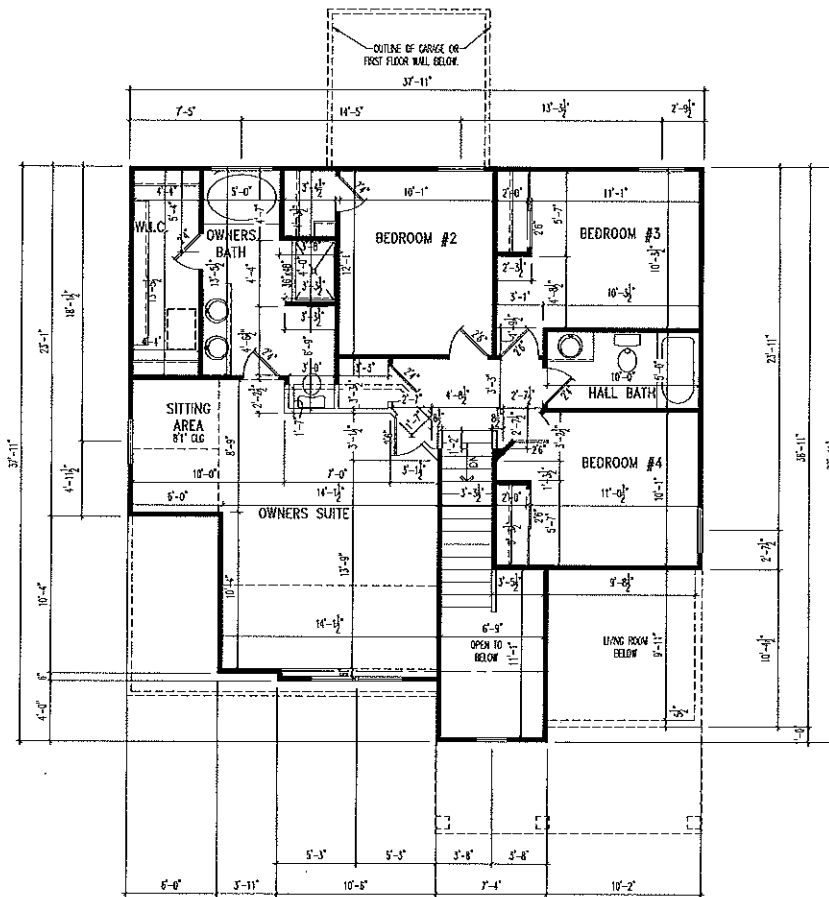


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 EXPIRES 12/31/2017  
 The Drees Company



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 Brecksville, Ohio 44141-3242

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DATE: 04/15/16	3 of 6
MODEL NAME: CROSBY 2'	



Ⓐ SECOND FLOOR PLAN  
4

CLEVELAND OFFSITE  
MA-0035-00  
UNIT 35

WINSLOW ESTATES  
CONDOMINIUM  
564 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 to the unfinished surface of the bottom of the ceiling.

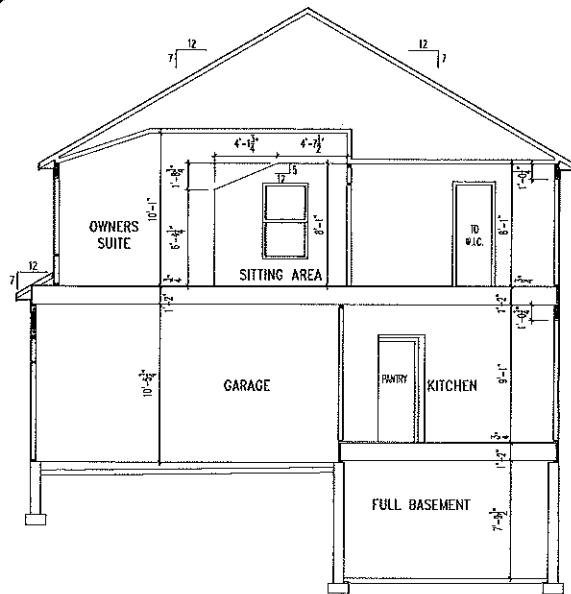


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EXPIRES 12/31/2017  
The Drees Company

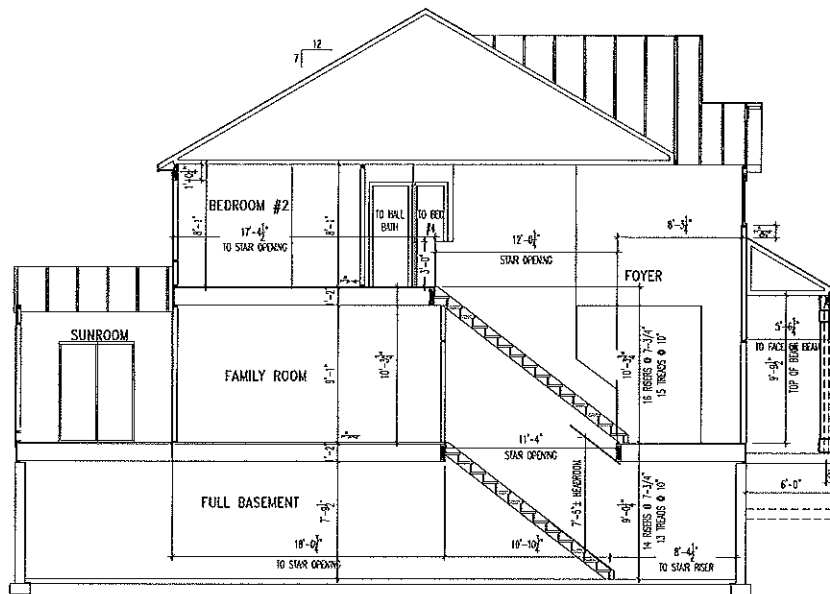


6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

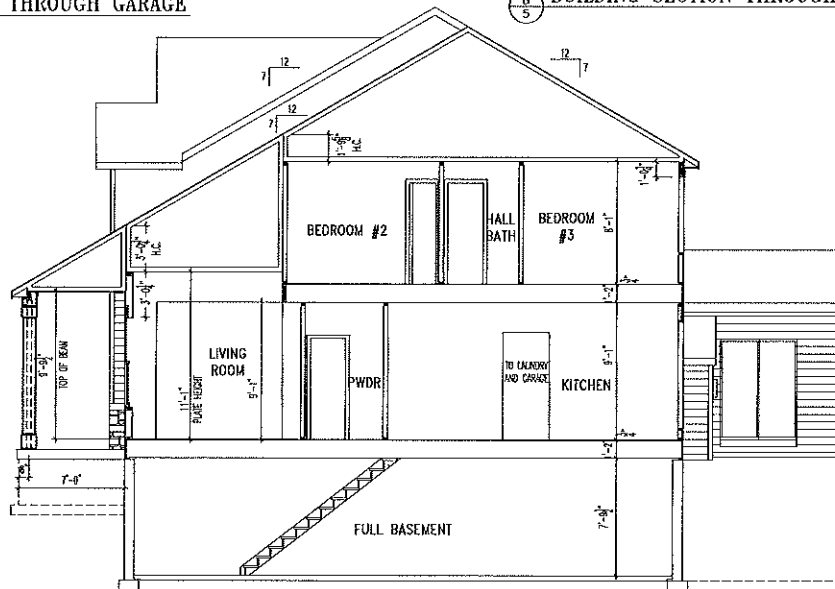
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DATE: 04/15/16	4 of 6
MODEL NAME: CROSSBY 'Z'	



A  
5 BUILDING SECTION THROUGH GARAGE



B  
5 BUILDING SECTION THROUGH STAIRS



C  
5 BUILDING SECTION

CLEVELAND OFFSITE  
MA-0035-00  
UNIT 35

WINSLOW ESTATES  
CONDOMINIUM  
564 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 to the unfinished surface of the bottom of the ceiling.



04/22/2016 2:57:59 PM  
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: 04/15/16	5 of 6
MODEL NAME: CROSBY 7'	

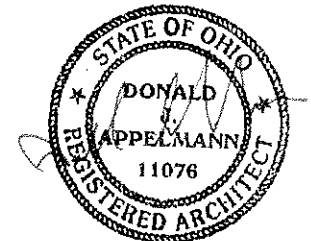


FRONT ELEVATION

CLEVELAND OFFSITE  
 MA-0035-00  
 UNIT 35

WINSLOW ESTATES  
 CONDOMINIUM  
 564 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 to the unfinished surface of the bottom of the ceiling.



04/22/2016 2:58:07 PM  
 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:	04/15/16	6 of 6
MODEL NAME:	CROSBY 'Z'	