

AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
NORTHLAND SENIOR VILLAGE CONDOMINIUM III

203947

This is an amendment to the Declaration of Condominium Ownership for Northland Senior Village Condominium III made effective as of May 20, 1991.

Background

A. On May 14, 1987, Community Structures, Inc. ("Community") recorded a Declaration of Condominium Ownership (the "Declaration") for Northland Senior Village Condominium III (the "Condominium") at Official Record Volume 9648, page A03, Franklin County, Ohio Recorder's Office.

B. Community constructed carports ("Carports") and owners of units on the first floor are permitted to have patio enclosures ("Enclosures"), both of which were intended to be "Limited Common Areas and Facilities". The Carports and Enclosures are shown on the drawings which are attached hereto as Exhibit A and incorporated herein by reference (the "Amended Drawings").

C. This Amendment to Declaration is intended to clarify and conform the description of "Limited Common Areas and Facilities" to include the Carports and Enclosures as originally intended.

Amendment

Therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is amended as follows:

1. Paragraph 6.D. of the Declaration is hereby amended by adding the following:

"(vii) All carports. The carports are situated along the Southern portion of the parking lot and are reserved for use by the owners of the following units (counting the carports from East to West):

Carport / Unit	Carport / Unit
1 107	11 112
2 209	12 115
3 301	13 121
4 204	14 123
5 309	15 218
6 311	16 223
7 125	17 319
8 127	18 322
9 306	19 228
10 331	20 128

TIME 4:45P M
RECORDER FRANKLIN CO., OHIO

TRANSFERRED
NOT NECESSARY
JUN 3 1991
PALMER G. McNEAL
RECORDER
FRANKLIN COUNTY, OHIO

JUN 3 1991
JOSEPH W. TESTA, RECORDER
RECORDER'S FEE 17.00

Palmer G. McNeal (Thomas M. Long)
Co. Auditor

MAIL
ENVELOPE FURNISHED
KEVIN CONNOR

Each carport space shall be conspicuously marked with the number of the Unit for which the carport is reserved.

Any Unit Owner desiring to assign to another Unit his or her rights to use a carport may do so by written assignment prepared in recordable form. The assignment shall be recorded and cross referenced to this instrument.

(viii) Patio enclosures, which shall serve only the Unit to which such enclosure has direct access. The design, dimensions and specifications for additional patio enclosures will be subject to reasonable approval of the Board of Managers and will be uniform in appearance with other patio enclosures at the Condominium.

2. The "drawings" attached to the Declaration as Exhibit C are hereby amended to the extent inconsistent with the Amended Drawings.

3. The board of managers hereby ratifies all licenses previously granted by Community with respect to the Carports and Enclosures and the use thereof by the unit owners prior to the date of this amendment.

4. Notice of this amendment has been previously provided to unit owners within the Condominium pursuant to an Entry of the Franklin County Court of Common Pleas (the "Court") in Civil Case No. 89CV-07-5057, and all such persons were given an opportunity to be heard at a hearing conducted pursuant to such notice on April 30, 1991. The Court having determined that this amendment is necessary in order to resolve the ambiguity contained in the original Declaration with respect to the Carports and Enclosures, each unit owner is hereby deemed to have given consent for the execution and recording of this amendment.

Signed and acknowledged
in the presence of:

Janita Ketchum
Monica Byscarr

John Dilys
Laura M. Salt

COMMUNITY STRUCTURES, INC.

By Vincent Margeilo, President

NORTLAND SENIOR VILLAGE CONDOMINIUM
III UNIT OWNERS ASSOCIATION

By Marion B. Marshall
Marion Marshall, President of
Board of Managers

[Acknowledgements continued on next page]

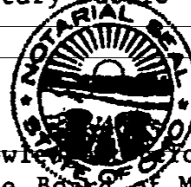
STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me on May 20, 1991, by Vincent Margello, president of Community Structures, Inc., an Ohio corporation, on behalf of the corporation.

[Handwritten Signature]
Notary Public

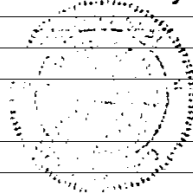
STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me on May 2, 1991, by Marion Marshall, president of the Board of Managers of Northland Senior Village Condominium III Unit Owners Association, on behalf of the association.



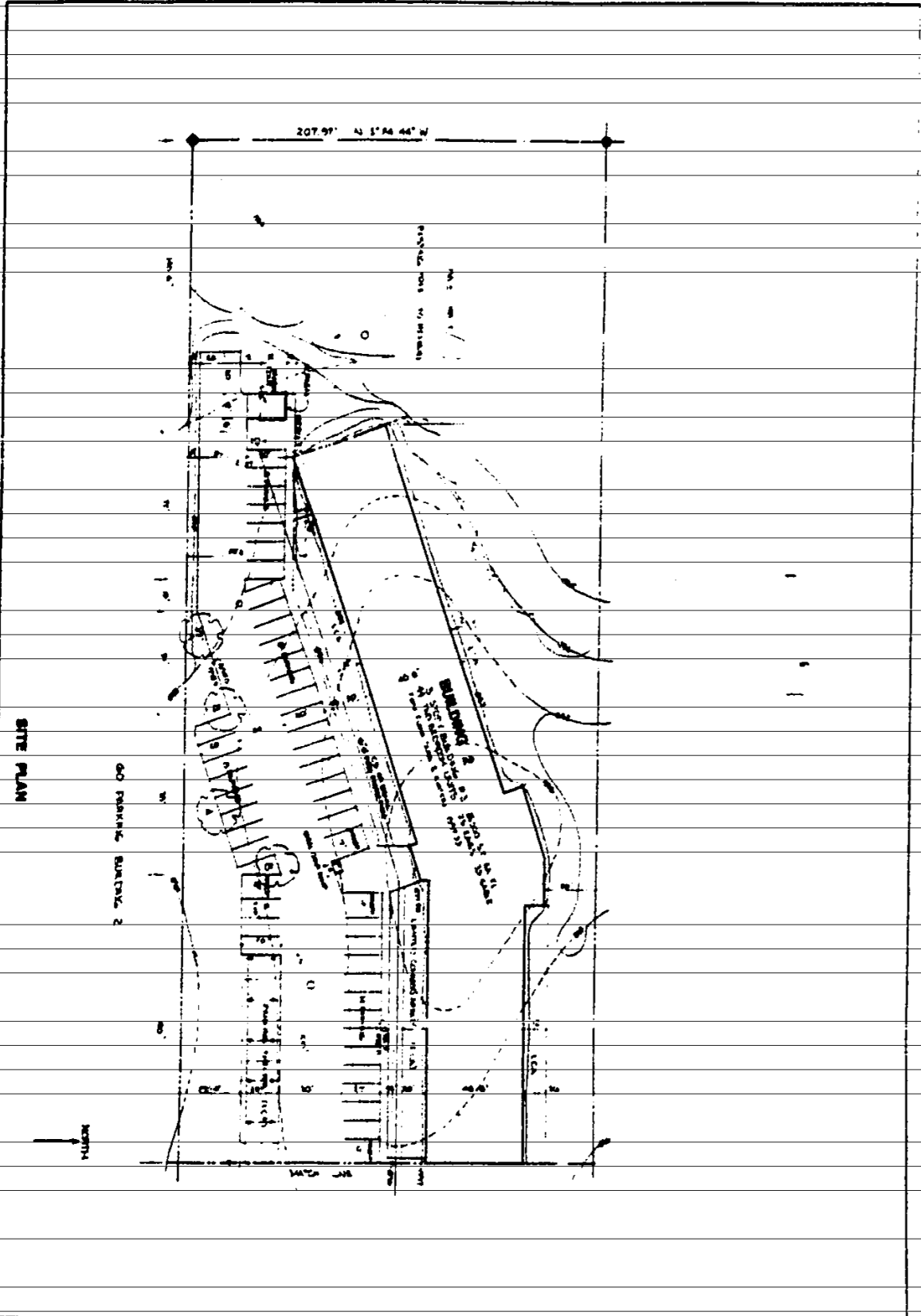
ROSEMARY EVERHART
Notary Public, State of Ohio
My Commission Expires 10-21-94

[Handwritten Signature]
Notary Public



JAMES L. SALVER
Notary Public, State of Ohio
My Commission Expires October 6, 1993

17046009



DATE	BY	CHKD

NORTHLAND SENIOR VILLAGE III 3906 KARL ROAD

D. L. RENKES ARCHITECT, INC.



EXHIBIT A

17046D11

TIME 4:50 P
RECORDER FRANKLIN CO., OHIO

JUN 3 1991

JOSEPH W. TESTA, RECORDER
RECORDER'S FEE 11.00

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, William M. Chinn, Trustee of Central Ohio Pulmonary Disease, Inc. Profit Sharing Plan, does hereby certify that the Mortgage from William M. Chinn and Tara L. Chinn to Central Ohio Pulmonary Disease, Inc. Profit Sharing Plan in the amount of \$20,000.00, filed January 20, 1987, at 11:30 A.M. XXXX A.M., and recorded in Mortgage Record 8917, PAGE B11 *, Recorder's Office, Franklin County, Ohio, has been fully complied with and satisfied; and the County Recorder is authorized to discharge the same of record.

203949

IN WITNESS WHEREOF, the undersigned hereunto sets his hand this

31st day of May, 19 91

In the presence of:

[Signature]
[Signature]

Central Ohio Pulmonary Disease, Inc. Profit Sharing Plan

BY: [Signature]
William M. Chinn
Trustee

STATE OF OHIO,
ss:
COUNTY OF FRANKLIN,

Before me, a Notary Public, in and for said County, personally appeared the above named Central Ohio Pulmonary Disease, Inc. Profit Sharing Plan by William M. Chinn its Trustee, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of him personally, and as such officer.

T. H. O'Flaherty Esq

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this

31st day of May, 19 91.

[Signature]
NOTARY PUBLIC



STEVEN R. MILLS
Attorney At Law
Notary Public - State of Ohio
My Commission Expires No Expiration Date
Section 147.03 O.R.C.

*and as subsequently modified by a certain Mortgage Modification Agreement, filed November 14, 1988, and recorded in Official Records Volume 2568, Page J 17.