

8-20-81

14560

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Unit 41 then  
45  
Unit 61 then 6

AMENDMENT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE BLUFFS OF WILDWOOD CONDOMINIUM

Prepared by:

JOHN P. DUMBACHER  
ATTORNEY AT LAW  
914 MAIN STREET  
CINCINNATI, OHIO 45202

COUNTY OF BUTLER  
AUDITOR'S OFFICE

This will certify that copies of AMENDMENT NO. 1 to the DECLARATION OF CONDOMINIUM OWNERSHIP for THE BLUFFS OF WILDWOOD CONDOMINIUM, Drawings and Legal Description attached herein, have been filed in the office of the County Auditor, Butler County, Ohio.

DATE: \_\_\_\_\_

COUNTY AUDITOR

By: \_\_\_\_\_  
Real Estate Transfer Department  
Butler County, Ohio

TRANSFERRED

*all*  
AUG 27 1981

L. A. TRILL, ASST. CLERK

*W.S.*

14-

AMENDMENT NO. 1  
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE BLUFFS OF WILDWOOD CONDOMINIUM

This Amendment is made and entered into this 30<sup>th</sup> day of August, 1981 for the purpose of amending the Condominium Declaration for The Bluffs of Wildwood Condominium so as to annex additional real estate to that Condominium plan. Said original Condominium Declaration for The Bluffs of Wildwood Condominium was recorded on June 29, 1981 in Deed Book 1425, Pages 1-96 of the Deed Records of Butler County, Ohio.

(A) Additional Exhibits. The Declaration is hereby amended by the addition thereto of Exhibit A1 which constitutes the legal description of the real property being annexed to the Condominium plan by this Amendment and by the addition of Exhibit C (C4, C5 & C6) which constitutes the plat plan and floor plan drawings of the real property being annexed to the Condominium plan by this Amendment. Said Exhibits are attached to this Amendment and are part of Parcel One of Exhibit B of the original Declaration of Condominium.

(B) Reference to Exhibits. The Declaration is hereby amended so as to provide that each and every reference therein to Exhibit A shall be deemed to read Exhibits A and A1 of this Declaration as amended.

The Declaration is hereby amended so as to provide that each and every reference therein to Exhibit C shall be deemed to read Exhibit C (C1, C2 & C3) and C (C4, C5 & C6) of this Declaration as amended.

C) Description of Buildings.

"Abbey" Units include Units 43 & 64. Each unit contains 1130 square feet of area with an optional family room which contains 416 square feet of area.

"Asbury" Units include Unit 62 which is reversed. Each unit contains 1130 square feet of area with an optional family room which contains 416 square feet of area.

"Banff" Units include Units 44 & 65 and Units 42 & 63 which are reversed. Each unit contains 1010 square feet of area with an optional family room which contains 394 square feet of area.

"Bellwood" Units include Units 41 and Units 45 & 66 which are reversed. Each unit contains 1112 square feet of area with an optional family room which contains 386 square feet of area.

"Chateau" Units include Unit 61 which is reversed. Each unit contains 860 square feet of area with an optional family room which contains 396 square feet of area.

The total property as set forth in Section 3.1 of Article III of the Declaration, with this Amendment, consists of the buildings and other improvements thereon, including, without limitation, twenty-six(26) residential structures, situated in four (4) buildings. All buildings are situated as shown on the plans and drawings. All units are single-family units as described above. The total number of units is hereby amended, increasing the number of units from fifteen (15) to twenty-six (26).

(D) Percentage Interest in the Common Areas. Paragraph B. of Section 3.3 of the Declaration, setting forth the percentage of ownership of the common areas and facilities is hereby amended by altering the percentage of interest in the common areas and facilities of each unit to read as follows:

<u>UNIT NUMBER</u>	<u>UNIT PLAN</u>	<u>PERCENTAGE</u>
11	Chateau	3.21
12	Asbury	4.13
13	Banff	3.708
14	Abbey	4.13
15	Banff	3.708
16	Abbey	4.13
17	Banff	3.708
18	Bellwood	4.05
21	Bellwood	4.05
22	Banff	3.708
23	Abbey	4.13
24	Banff	3.708
25	Banff	3.708
26	Asbury	4.13
27	Chateau	3.21
41	Bellwood	4.05
42	Banff	3.708
43	Abbey	4.13
44	Banff	3.708
45	Bellwood	4.05
61	Chateau	3.21
62	Asbury	4.13
63	Banff	3.708
64	Abbey	4.13
65	Banff	3.708
66	Bellwood	4.05
TOTAL		100.000 %

(E) No Other Changes. This Amendment is made pursuant to the authority granted by Article XII of the Declaration, providing for annexation of additional property and units. Except as set forth above, no changes or revisions are effected in the Condominium Declaration referred to above; and said Declaration as now amended, is hereby re-affirmed by the incorporation herein by reference of each and every page thereof.

IN WITNESS WHEREOF, this Amendment to the aforesaid Declaration of Condominium has been executed on the date first above mentioned by the Declarant, The Ryland Group, Inc., by John C. Fitzpatrick, Area President and Donna L. Mohr, Assistant Secretary, pursuant to the reservations of right to add additional real estate and units to this Condominium plan, and the right to amend the Declaration of Condominium accordingly as set forth in Article XII of the Declaration.

Signed and acknowledged in the presence of:

*John C. Fitzpatrick*

*Donna L. Mohr*

THE RYLAND GROUP, INC.

*John C. Fitzpatrick*  
John C. Fitzpatrick  
Area President

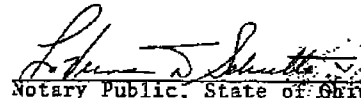
*Donna L. Mohr*  
Donna L. Mohr  
Assistant Secretary

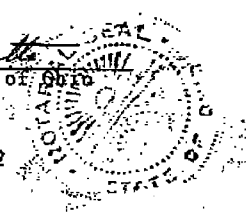
STATE OF OHIO  
COUNTY OF HAMILTON

SS:

Before me, A Notary Public, in and for said County and State, personally appeared THE RYLAND GROUP, INC., A Maryland Corporation, by and through John C. Fitzpatrick, its President and Donna L. Mohr, its Assistant Secretary, who acknowledged that they did execute the foregoing Amendment to the Declaration of Condominium Ownership for The Bluffs of Wildwood Condominium for and on behalf of said corporation and that the same is the free act and deed of said corporation and of themselves individually, and as such officers, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Hamilton County, Ohio this 20<sup>th</sup> day of August, 1981.

  
Notary Public, State of Ohio  
LAVERNE D. SCHULTE  
Notary Public, State of Ohio  
My Commission Expires May 21, 1982



DESCRIPTION FOR THE BLUFFS OF WILDWOOD CONDOMINIUM

Situate in Section 21, Town 2, Range 2, Fairfield Township, City of Fairfield, Butler County, State of Ohio, being part of Lot #9545 and being more particularly described as follows:

Beginning at the southeast corner of Lot #9213, Fairways of Wildwood Subdivision, Section C, as recorded in Envelope 868, Pages A,B,C,D, said point also being the intersection of the north line of Woodside Drive and the east line of Lot #9213; Thence N 10° 01' 30" W a distance of 45.00 feet to a point; Thence N 79° 58' 30" E a distance of 64.00 feet to a point; Thence S 10° 01' 30" E a distance of 56.11 feet to a point, said point being the real place of beginning; Thence S 10° 01' 30" E a distance of 13.73 feet to a point; Thence N 50° 55' 17" E a distance of 13.07 feet to a point; Thence on a curve deflecting to the left, having a radius of 289.78 feet, an arc distance of 52.02 feet, the chord of said curve bears N 45° 46' 44" E a distance of 51.95 feet to a point; Thence N 40° 38' 10" E a distance of 123.11 feet to a point; Thence S 16° 39' 16" E a distance of 282.44 feet to a point; Thence N 62° 03' 57" E a distance of 75.39 feet to a point; Thence N 11° 28' 19" E a distance of 125.09 feet to a point; Thence N 80° 59' 54" W a distance of 63.93 feet to a point; Thence N 9° 00' 06" E a distance of 13.70 feet to a point; Thence N 6° 28' 47" E a distance of 46.33 feet to a point; Thence N 9° 00' 06" E a distance of 59.85 feet to a point; Thence S 80° 59' 54" E a distance of 71.14 feet to a point; Thence N 11° 28' 19" E a distance of 139.09 feet to a point; Thence N 37° 52' 09" W a distance of 81.62 feet to a point; Thence on a curve deflecting to the left, having a radius of 500.00 feet, an arc distance of 100.31 feet, the chord of said curve bears S 46° 23' 01" W a distance of 100.14 feet to a point; Thence S 40° 38' 10" W a distance of 292.71 feet to a point; Thence on a curve deflecting to the right, having a radius of 277.78 feet, an arc distance of 49.87 feet, the chord of said

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curve bears S  $45^{\circ} 46' 44''$  W a distance of 49.80 feet to a point;  
Thence S  $50^{\circ} 55' 17''$  W a distance of 6.40 feet to the real place  
of beginning.

Contains: 54,651 square feet or 1.2546 acres.

Subject to legal highways and easements and restrictions of record.

Being part of the same premises conveyed to The Ryland Group, Inc.  
by deed recorded in Deed Book 1414, Pages 192-195 of the deed  
records of Butler County, Ohio.

RECORDED FOR RECORD  
JOYCE B. L. H. RECORDER  
BUTLER COUNTY, OHIO

'91 AUG 27 PM 2 56

NO. 1456 TRANSFER 8-27-81  
RECORD Deed  
FEE 14.00  
(OVER)



