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AMENDMENT NO. 5
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE BLUFFS OF WILDWOOD CONDOMINIUM

Prepared by:

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COUNTY OF BUTLER
AUDITOR'S OFFICE

This will certify that copies of Amendment No. 5 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 in Butler County, Ohio.

DATE: June 14, 1983

COUNTY AUDITOR

BY: John Glover
Real Estate Transfer Dept.
Butler County, Ohio

TRANSFERRED

JUN 16 1983

J. A. TILTON, AUDITOR

AMENDMENT NO. 5
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FORTHE BLUFFS OF WILDWOOD CONDOMINIUM

This Amendment is made and entered into this day of June, 1983 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, and Amendment No. 1 to said Declaration was recorded on August 27, 1981 in Deed Book 1429, Pages 153-163 of the Deed Records of Butler County, Ohio, and Amendment No. 2 to said Declaration was recorded on September 20, 1982 in Deed Book 1451, Pages 88-97 of the Deed Records of Butler County, Ohio and Amendment No. 3 to said Declaration was recorded on February 14, 1983 in Deed Book 1460, Pages 127-137 of the Deed Records of Butler County, Ohio, and Amendment No. 3 to said Declaration was recorded on April 20, 1983 in Deed Book 1464, Pages 418-427 of the Deed Records of Butler County, Ohio.

(A) Additional Exhibits. The Declaration is hereby amended by the addition thereto of Exhibit A5 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 (C16, C17 & C18) 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 Two 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 A, A1, A2, A3, A4 and A5 of this Declaration as amended.

The Declaration is hereby amended so as to provide that each and every reference to Exhibit C shall be deemed to read Exhibit C (C1, C2 & C3), C (C4, C5 & C6), C (C7, C8 & C9), C (C10, C11 & C12), C (C13, C14 & C15) and C (C16, C17 & C18) of this Declaration as amended.

(C) Description of Building.

"Alexander" Units include Unit 101 which is reversed and contains 1429 square feet of area with an optional family room which contains 565 square feet of area.

"Bradford" Units include Unit 102 which is reversed and contains 1010 square feet of area with an optional family room which contains 394 square feet of area.

"Buckingham" Units include Unit 103 and contains 1130 square feet of area with an optional family room which contains 416 square feet of area.

"Bristol" Units include Unit 104 and contains 1284 square feet of area with an optional family room which contains 303 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, forty-six (46) residential structures, situated in eight (8) 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 forty-two (42) to forty-six (46).

(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 to read as follows:

<u>UNIT NUMBER</u>	<u>UNIT PLAN</u>	<u>PERCENTAGE</u>
11	Chateau	1.77
12	Asbury	2.28
13	Banff	2.05
14	Abbey	2.28
15	Banff	2.05
16	Abbey	2.28
17	Banff	2.05
18	Bellwood	2.23
21	Bellwood	2.23
22	Banff	2.05
23	Abbey	2.28
24	Banff	2.05
25	Banff	2.05
26	Asbury	2.28
27	Chateau	1.77
31	Chateau	1.77
32	Buckingham	2.28
33	Buckingham	2.28
34	Bradford	2.05
35	Adamson	2.40
36	Chateau	1.77
41	Bellwood	2.23
42	Banff	2.05
43	Abbey	2.28
44	Banff	2.05
45	Bellwood	2.23
51	Bellwood	2.23
52	Banff	2.05
53	Abbey	2.28
54	Banff	2.05
55	Bellwood	2.23
61	Chateau	1.77
62	Asbury	2.28
63	Banff	2.05
64	Abbey	2.28
65	Banff	2.05
66	Bellwood	2.23
71	Adamson	2.40
72	Bradford	2.05
73	Buckingham	2.28
74	Bradford	2.05
75	Alexander	2.90
101	Alexander	2.90
102	Bradford	2.05
103	Buckingham	2.28
104	Bristol	2.50
Total		100.00 %

(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 Theodore W. Elliott, Jr. its Vice President and Donna L. Mohr, its 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:

Sharon A. McAlain

Janet L. Brando

THE RYLAND GROUP, INC.

Theodore W. Elliott, Jr.
Theodore W. Elliott, Jr.
Vice President

Donna L. Mohr
Donna L. Mohr
Assistant Secretary

STATE OF OHIO

SS:

COUNTY OF HAMILTO

Before me, a Notary Public, in and for said County and State, personally appeared THE RYLAND GROUP, INC., A Maryland Corporation, by and through Theodore W. Elliott, Jr., its Vice President and by 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 purposed therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Hamilton County, Ohio this 6th day of June, 1983

Janet I. Brandt
Notary Public, State of Ohio

JANET I. BRANDT
Notary Public, State of Ohio
My Commission Expires Sept. 17, 1988

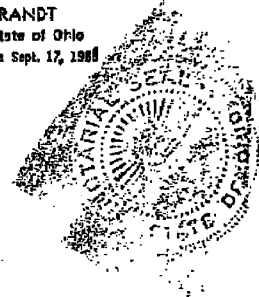


EXHIBIT A5DESCRIPTION FOR THE BLUFFS OF WILDWOOD CONDOMINIUM

Situated in Section 21, Town 2, Range 2, City of Fairfield, Fairfield Township, 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 of the Butler County Recorder's Office, said point also being the intersection of the north line of Woodside Drive and the east line of said 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;

Thence N 50°55'17" E a distance of 6.40 feet to a point;

Thence on a curve deflecting to the left, having a radius of 277.78 feet, an arc distance of 49.87 feet to a point, said curve is subtended by a chord bearing N 45°46'44" E a distance of 49.80 feet; Thence N 40°38'10" E a distance of 292.71 feet to a point; Thence on a curve deflecting to the right, having a radius of 500.00 feet, an arc distance of 31.02 feet to a point, said curve is subtended by a chord bearing N 42°24'48" E a distance of 31.01 feet, said point being the real place of beginning for this description of property;

Thence N 49°21'50" W a distance of 230.96 feet to a point;

Thence N 40°38'10" E a distance of 42.05 feet to a point;

Thence N 01°56'55" W a distance of 90.00 feet to a point;

Thence N 88°03'05" E a distance of 59.99 feet to a point;

Thence S 49°21'50" E a distance of 248.20 feet to a point;

Thence S 34°32'57" W a distance of 80.72 feet to a point;

Thence on a curve deflecting to the left, having a radius of 500.00 feet, an arc distance of 69.29 feet to a point, said curve is subtended by a chord bearing S 48°09'39" W a distance of 69.24 feet, said point being the real place of beginning.

Contains 38,625 feet of 0.8867 acres.

Subject to and together with the rights of a forty (40) foot easement for ingress, egress and utility purposes. Together with rights of a ten (10) foot sanitary sewer easement. Subject to rights of any other easements and restrictions of record.

Being part of the same premises conveyed to The Ryland Group, Inc. by Deed recorded in Deed Book 1433, Pages 242-246 of the Deed Records of Butler County, Ohio.

