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BOOK 1451 PAGE 88

AMENDMENT NO. 2  
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE BLUFFS OF WILDWOOD CONDOMINIUM

Prepared by:

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914 MAIN STREET  
CINCINNATI, OHIO 45202

COUNTY OF BUTLER  
AUDITOR'S OFFICE

This will certify that copies of Amendment No. 2 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: Sept. 20, 1982

COUNTY AUDITOR

By: [Signature]  
Real Estate Transfer Department  
Butler County, Ohio

TRANSFERRED

SEP 20 1982

[Signature]  
J. A. TILTON, AUDITOR

AMENDMENT NO. 2  
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE BLUFFS OF WILDWOOD CONDOMINIUM

This Amendment is made and entered into this 14<sup>th</sup> day of September, 1982 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 and to repeal and delete Article XIV thereof. 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.

(A) Additional Exhibits. The Declaration is hereby amended by the addition thereto of Exhibit A2 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 (C7, C8 & C9) 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, A1 and A2 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), C (C4, C5 & C6) and C (C7, C8 & C9) of this Declaration as amended.

(C) Description of Buildings.

"Abbey" Units include Unit 53 and contains 1130 square feet of area with an optional family room which contains 416 square feet of area.

"Banff" Units include Unit 54 and Unit 52 which is reversed. Each unit contains 1010 square feet of area with an optional family room which contains 394 square feet of area.

"Bellwood" Units include Unit 51 and Unit 55 which is reversed. Each unit contains 1112 square feet of area with an optional family room which contains 386 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, thirty-one (31) residential structures, situated in five (5) 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 twenty-six (26) to thirty-one (31).

(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	2.68
12	Asbury	3.45
13	Banff	3.11
14	Abbey	3.45
15	Banff	3.11
16	Abbey	3.45
17	Banff	3.11
18	Bellwood	3.37
21	Bellwood	3.37
22	Banff	3.11
23	Abbey	3.45
24	Banff	3.11
25	Banff	3.11
26	Asbury	3.45

<u>UNIT NUMBER</u>	<u>UNIT PLAN</u>	<u>PERCENTAGE</u>
27	Chateau	2.68
41	Bellwood	3.37
42	Banff	3.11
43	Abbey	3.45
44	Banff	3.11
45	Bellwood	3.37
51	Bellwood	3.37
52	Banff	3.11
53	Abbey	3.45
54	Banff	3.11
55	Bellwood	3.37
61	Chateau	2.68
62	Asbury	3.45
63	Banff	3.11
64	Abbey	3.45
65	Banff	3.11
66	Bellwood	3.37
TOTAL		100.00 %

(E) Article XIV - Sale, Lease, Rental or Other Disposition.

The Declarant, pursuant to its authority to exercise the voting power of the Association as set forth in Section 16.1 of Article XVI of the Declaration for The Bluffs of Wildwood Condominium, does hereby amend said Declaration by repealing and deleting from the Declaration, in its entirety, all of Article XIV, Sale, Lease, Rental or Other Disposition, and any rights reserved to the Declarant, Association, and/or Board of Trustees by that Article XIV are hereby terminated.

(F) 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., Vice 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:

Jeanette M. Gray

Sharon M. Amacker

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 HAMILTON

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 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 ~~14~~ day of September, 1982.



*Sharon M. Amshler*  
Notary Public, State of Ohio

SHARON M. AMSCHLER  
Notary Public, State of Ohio  
My Commission Expires Jan. 2, 1987

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 69.84 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, said point being the real place of beginning for this description of property; 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 S 11°28'19" W a distance of 119.93 feet to the place of beginning.

Contains 8,139 square feet of 0.1869 acres.

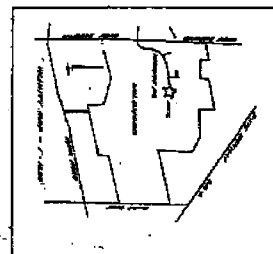
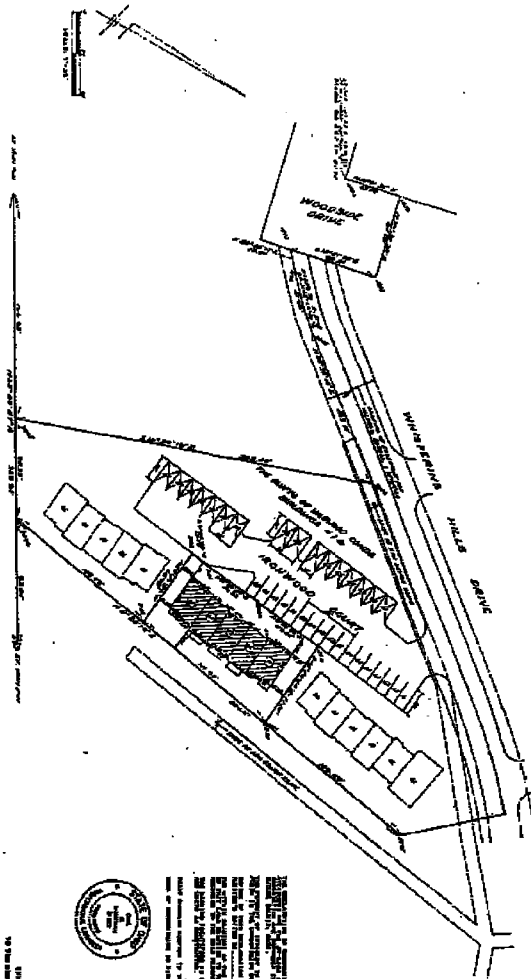
Subject to legal highways, easements and restrictions of record.

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.





LEGEND	
	Unit - 1000 sq. ft. Condominium
	Unit - 2000 sq. ft. Condominium
	Unit - 3000 sq. ft. Condominium
	Unit - 4000 sq. ft. Condominium
	Unit - 5000 sq. ft. Condominium
	Unit - 6000 sq. ft. Condominium
	Unit - 7000 sq. ft. Condominium
	Unit - 8000 sq. ft. Condominium
	Unit - 9000 sq. ft. Condominium
	Unit - 10000 sq. ft. Condominium



*Handwritten signature and text.*

**THE BLUFFS OF WILLOW CONDOMINIUM  
BUILDING 5**

APPROVED BY THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES  
JANUARY 1981

APPROVED BY THE CITY OF LOS ANGELES  
JANUARY 1981

APPROVED BY THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES  
JANUARY 1981

