

22978

AMENDMENT NO. 7

TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE BLUFFS OF WILDWOOD CONDOMINIUM

BOOK 1481 PAGE 664

Prepared by:

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CINCINNATI, OHIO 45202

COUNTY OF BUTLER
AUDITOR'S OFFICE

This will certify that copies of Amendment No. 7 to the Declaration of Condominium Ownership for THE BLUFFS OF WILDWOOD CONDOMINIUM, have been filed in the office of the County Auditor in Butler County, Ohio.

DATE: Nov. 16, 1983

COUNTY AUDITOR

BY: Walter E. Galt
Real Estate Transfer Dept.
Butler County, Ohio

TRANSFERRED

NOV 16 1983

J. A. TILTON, AUDITOR

AMENDMENT NO. 7
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE BLUFFS OF WILDWOOD CONDOMINIUM

BOOK 1481 PAGE 665

This Amendment is made and entered into this 10th. day of November, 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 28, 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 28, 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. 4 to said Declaration was recorded on April 20, 1983 in Deed Book 1464, Pages 418-427 of the Deed Records of Butler County, Ohio, and Amendment No. 5 to said Declaration was recorded on June 16, 1983 in Deed Book 1468, Pages 657-667 of the Deed Records of Butler County, Ohio, and Amendment No. 6 to said Declaration was recorded on June 24, 1983 in Deed Book 1469, Pages 442-447 of the Deed Records of Butler County, Ohio.

(A) Additional Exhibits. The Declaration is hereby amended by the addition thereto of Exhibit A6 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 (C19, C20 & C21) 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, A5 and A6 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, C 14 & C15), C (C16, C17 & C18) and C (C19, C20 & C21) of this Declaration as amended.

(C) Description of Building.

"Alexander" Units include Unit 81 which is reversed and contains 1470 square feet of area with an optional family room which contains 565 square feet of area.

"Amberly" Units include Unit 86 which is reversed and contains 1503 square feet of area with an optional family room which contains 565 square feet of area.

"Bradford" Units include Unit 85 and Unit 82 which is reversed and contains 1010 square feet of area with an optional family room which contains 394 square feet of area.

"Bristol" Units include Unit 84 and Unit 83 which is reversed and contains 1280 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, fifty-seven (57) residential structures, situated in ten (10) 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 fifty-one (51) to fifty-seven (57).

(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	1.41
12	Asbury	1.80
13	Banff	1.62
14	Abbey	1.80
15	Banff	1.62
16	Abbey	1.80
17	Banff	1.62
18	Bellwood	1.76
21	Bellwood	1.76
22	Banff	1.62
23	Abbey	1.80
24	Banff	1.62
25	Banff	1.62
26	Asbury	1.80
27	Chateau	1.41
31	Chateau	1.41
32	Buckingham	1.80
33	Buckingham	1.80
34	Bradford	1.62
35	Adamson	1.90
36	Chateau	1.41
41	Bellwood	1.76
42	Banff	1.62
43	Abbey	1.80
44	Banff	1.62
45	Bellwood	1.76
51	Bellwood	1.76
52	Banff	1.62
53	Abbey	1.80
54	Banff	1.62
55	Bellwood	1.76
61	Chateau	1.41
62	Asbury	1.80
63	Banff	1.62
64	Abbey	1.80
65	Banff	1.62
66	Bellwood	1.76
71	Adamson	1.90
72	Bradford	1.62
73	Buckingham	1.80
74	Bradford	1.62
75	Alexander	2.29

<u>UNIT NUMBER</u>	<u>UNIT PLAN</u>	<u>PERCENTAGE</u>
81	Alexander	2.29
82	Bradford	1.62
83	Bristol	1.99
84	Bristol	1.99
85	Bradford	1.62
86	Amberly	2.32
91	Alexander	2.29
92	Bradford	1.62
93	Buckingham	1.80
94	Bristol	1.99
95	Chateau	1.41
101	Alexander	2.29
102	Bradford	1.62
103	Buckingham	1.80
104	Bristol	1.99
Total		100.00 %

(C) 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; 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 Matthew W. Prisby, 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:

Jeanette M. Bray

Sharon Amos

THE RYLAND GROUP, INC.

Matthew W. Prisby
Matthew W. Prisby
Vice President

Donna L. Mohr
Donna L. Mohr
Assistant Secretary

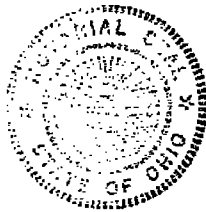
STATE OF OHIO

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 Matthew W. Prisby, its Vice President and by Donna L. Mohr, its Assistant Secretary, who acknowledged that they did execute the forgoing Amendment to the Declaration of Condominium Ownership for The Bluffs of Wildwood Condominium for and on behalf 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 10th. day of November, 1983.



Sharon Amshler
Notary Public, State of Ohio

SHARON M. AMSCHLER
Notary Public, State of Ohio
My Commission Expires Jan. 7, 1987

DESCRIPTION FOR THE BLUFFS OF WILDWOOD CONDOMINIUM

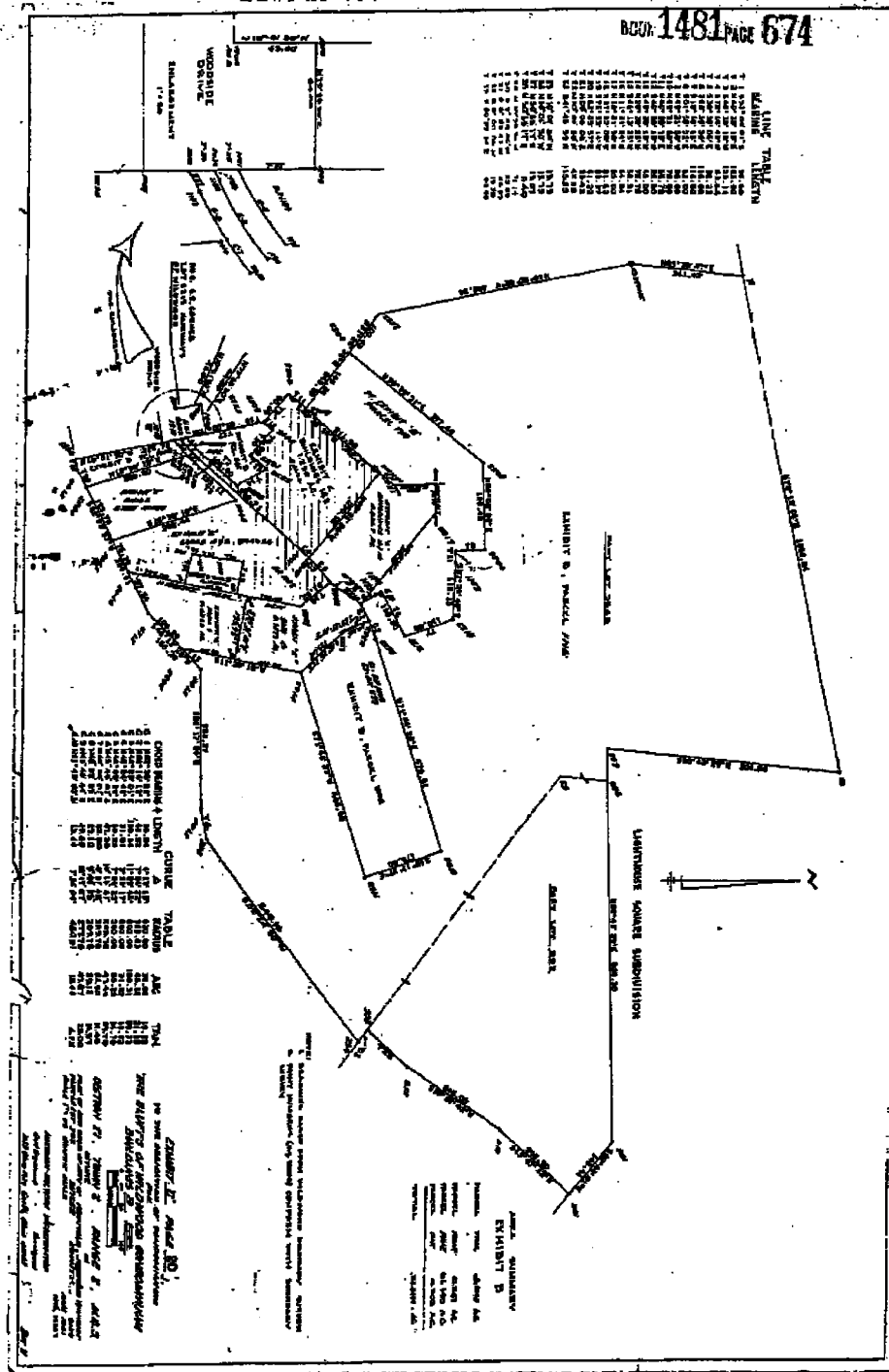
Situated in Section 21, Town 2, Range 2, City of Fairfield, Fairfield Township, Butler County, State of Ohio, and being part of Lot 9545 and being more particularly described as follows:

Beginning at the southeast corner of Lot 9213, Fairways of Wildwood Subdivision, Section C, as recorded in Envelope 868, Pages A,B,C and 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 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 in the centerline of Whispering Hills Drive a forty foot easement for ingress, egress and utilities; Thence along said centerline 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 100.31 feet to a point; said point being the real place of beginning for this description of property, said curve is subtended by a chord bearing N 46°23'01" E a distance of 100.14 feet; Thence leaving said centerline N 34°32'57" E a distance of 80.72 feet to a point; Thence on a curve deflecting to the right, having a radius of 530.00 feet, an arc distance of 39.05 feet to a point; said curve is subtended by a chord bearing N 62°35'23" E a distance of 39.04 feet; Thence S 25°17'59" E a distance of 60.00 feet to a point; Thence S 42°26'27" E a distance of 123.64 feet to a point; Thence S 11°28'19" W a distance of 146.93 feet to a point; Thence N 78°31'41" W a distance of 135.95 feet to a point; Thence N 11°28'19" E a distance of 115.87 feet to a point; Thence N 37°52'09" W a distance of 81.62 feet to the place of beginning.

Contains 32,554.6 square feet or 0.7473 acres.

Subject to rights of an existing ten (10) foot sanitary sewer easement.
Subject to rights of any easements of record.

Being a part of the same premises conveyed to The Ryland Group, Inc. by Deed
recorded in Deed Book 1433, Pages 454-457 of the Deed Records of Butler County,
Ohio.



[illegible]