

KENWOOD GREENE (FORMERLY KENSINGTON LANE)  
CONDOMINIUM

FIRST AMENDMENT TO DECLARATION  
OF CONDOMINIUM OWNERSHIP

I hereby certify that copies of the  
within First Amendment to Declaration  
of Condominium Ownership for Kenwood  
Greene (formerly Kensington Lane)  
Condominium, together with the drawings  
attached as Exhibits thereto, have  
been filed in the Office of the County  
Auditor, Hamilton County, Ohio.

Date: \_\_\_\_\_, 198\_

Hamilton County Auditor

By \_\_\_\_\_  
Deputy

This instrument prepared by

Kathleen Hanson Zavatsky, Esq.  
Smith & Schnacke  
A Legal Professional Association  
2900 DuBois Tower  
Cincinnati, Ohio 45202

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR KENWOOD GREENE (FORMERLY KENSINGTON LANE) CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS: That

A. Regency Capital Corporation, an Illinois corporation, is the Declarant in the Declaration of Condominium Ownership for Kensington Lane Condominium recorded at Deed Book 4271, Page 1822 of the Hamilton County, Ohio Recorder's records ("Declaration");

B. The Drawings for Kensington Lane Condominium are recorded at Plat Book 242, Pages 25-28, Hamilton County, Ohio Recorder's records;

C. The power of amendment (for purposes other than those described in Section 10.1 of the Declaration) has been reserved in Section 10.2 of the Declaration to the President of the Kensington Lane Condominium Owners' Association, an Ohio corporation not for profit ("Association");

D. The Association, through its President, desires to amend the Declaration to change all references to "Kensington Lane Condominium" and to the "Kensington Lane Condominium Owners' Association" found in the Declaration and its exhibits to references to "Kenwood Greene Condominium" and to "Kenwood Greene Condominium Owners' Association," respectively;

E. There are no "Eligible Mortgagees" (as that term is defined in Section 7.2 of the By-Laws), and there is therefore no requirement that the Required Eligible Mortgagee Vote (as defined in Section 1.3.6.2 of the Declaration) must approve this First Amendment to Declaration of Condominium Ownership for Kensington Lane Condominium ("First Amendment");

F. Pursuant to Section 10.2 of the Declaration, the Association's President desires to swear to the approval of this First Amendment by at least seventy-five percent (75%) of the total voting power of the Association; and

G. Pursuant to Section 10.2 of the Declaration, the Association's Secretary desires to certify that the Declarant and the first mortgagee of all of the Units have consented to this First Amendment;

NOW, THEREFORE, the Association hereby declares as follows:

1. All terms used in this First Amendment which are defined in the Declaration shall have the same meanings given to them in the Declaration except as otherwise herein stated.

2. The Declaration is hereby amended by changing the name of the Condominium Property subject to the Declaration, wherever such name appears in the Declaration and its exhibits, from "Kensington Lane Condominium" to "Kenwood Greene Condominium," and by changing the name of the condominium owners' association servicing the Condominium Property wherever such name appears in the Declaration and its exhibits from "Kensington Lane Condominium Owners' Association" to "Kenwood Greene Condominium Owners' Association." The Drawings attached to the Declaration as Exhibits B-1 through B-4 thereof are attached hereto as Exhibits B-1 through B-4.

3. The affidavit by the Association's President, attached hereto as Exhibit A, states that the Unit owner entitled to exercise 100% of the total voting power of the Association has approved this First Amendment.

4. The Certificate of the Association's Secretary, attached hereto as Exhibit B, certifies that the Declarant and the first mortgagee have consented to this First Amendment.

5. All provisions of the Declaration and of all exhibits thereto not affected by this First Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, Kensington Lane Condominium Owners' Association has caused this instrument to be executed this 21 day of December, 1983.

Signed and Acknowledged  
in the Presence of:

KENSINGTON LANE CONDOMINIUM  
OWNERS' ASSOCIATION,  
an Ohio corporation not for profit

Kathleen Hanson Zaratsky

By: Judy P. Thornber  
Judy P. Thornber, President

Peggy P. Schroer

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF HAMILTON         )

The foregoing instrument was acknowledged before me this 21st day of Dec., 1983, by Judy P. Thornber, the President of Kensington Lane Condominium Owners' Association, Inc., an Ohio corporation not for profit, on behalf of the corporation.

Peggy P. Schroer  
Notary Public-State of Ohio

MRS. PEGGY P. SCHROER  
Notary Public, State of Ohio  
My Commission Expires Nov. 7, 1987

EXHIBIT A

AFFIDAVIT

STATE OF OHIO            )  
                                  ) SS  
COUNTY OF HAMILTON    )

Before me, the undersigned authority, personally appeared Judy P. Thornber, who being by me first duly sworn, on oath, deposes and says that:

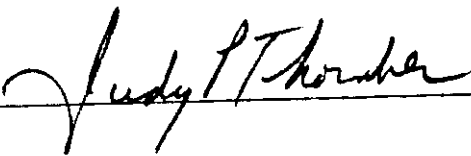
1. She is the President of Kensington Lane Condominium Owners' Association, an Ohio corporation not for profit.

2. The following is the owner of Units in the Kensington Lane Condominium:

Regency Capital Corporation,  
an Illinois corporation

3. The Unit owner listed in number 2 above has approved the foregoing First Amendment to Declaration of Condominium Ownership for Kenwood Greene (formerly Kensington Lane) Condominium.

4. The Unit owner listed in number 2 above is entitled to exercise 100% of the total voting power of the Association.

  
\_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 21st day  
of Dec., 1983.

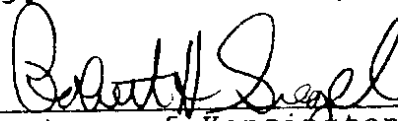
  
\_\_\_\_\_  
Notary Public-State of Ohio

MRS. PEGGY P. SCHROER  
Notary Public, State of Ohio  
My Commission Expires Nov. 7, 1987

EXHIBIT B  
CERTIFICATE

I, Robert H. Siegel, Secretary of Kensington Lane Condominium Owners' Association, an Ohio corporation not for profit, certify that the Declarant has consented to the foregoing First Amendment to Declaration of Condominium Ownership for Kenwood Greene (formerly Kensington Lane) Condominium, that the consenting first mortgagee of the various Units is Lyons Savings and Loan Association, and that there are no non-consenting first mortgagees of the various Units.

IN WITNESS WHEREOF, I have executed this Certificate this 21<sup>st</sup> day of December, 1983.



\_\_\_\_\_  
Secretary of Kensington Lane  
Condominium Owners' Association,  
an Ohio corporation not for profit

STATE OF OHIO            )  
                                  ) SS:  
COUNTY OF HAMILTON    )

The foregoing Certificate was acknowledged before me this 21<sup>st</sup> day of Dec., 1983, by Robert H. Siegel, the Secretary of Kensington Lane Condominium Owners' Association, an Ohio corporation not for profit, on behalf of the corporation.



\_\_\_\_\_  
Notary Public-State of Ohio

This instrument was prepared by:

Kathleen Hanson Zavatsky, Esq.  
Smith & Schnacke  
A Legal Professional Association  
2900 DuBois Tower  
511 Walnut Street  
Cincinnati, Ohio 45202

MRS. PEGGY P. SCHROER  
Notary Public, State of Ohio  
My Commission Expires Nov. 7, 1987



# ZIEL-BLOSSOM & ASSOCIATES, INC. - ENGINEERS/ARCHITECTS/CONSULTANTS

JOHN S. BLOSSOM, PE, PRESIDENT  
 DONALD P. BACHMAYER, PE, ENGR., VICE PRESIDENT  
 FRANCIS A. BOYAN, PE, VICE PRESIDENT

September 21, 1983

ZBA 0787

Ms. Judy P. Thornber, President  
 Regency Capital Corporation  
 7105 Higgins Road  
 Chicago, IL 60656

Re: Kensington Lane Townhouses

Dear Ms. Thornber:

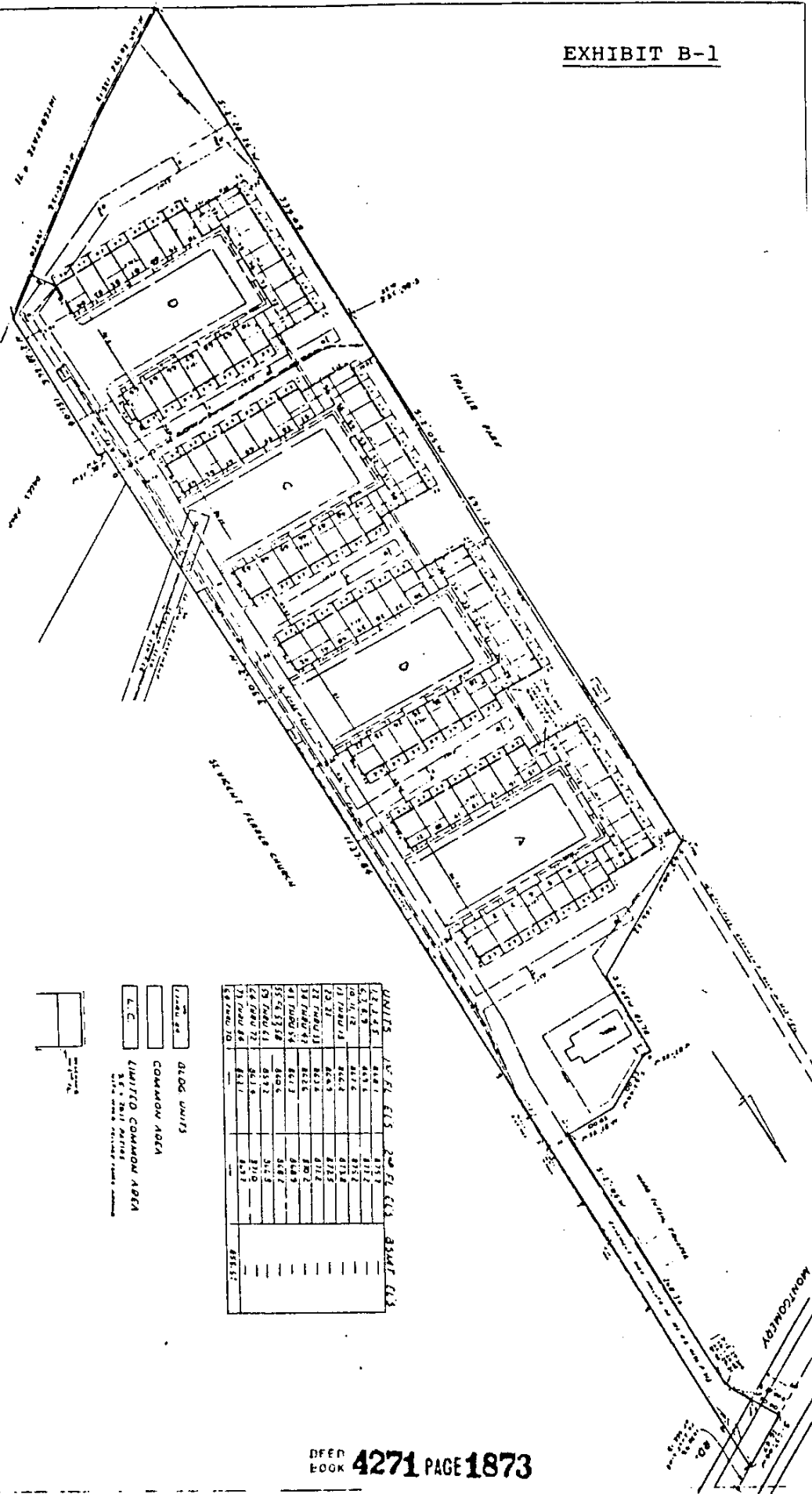
ZBA senior professional staff have conducted a walk-through inspection of the Kensington Lane Townhouses properties at 7752 Montgomery Road, Cincinnati, Ohio (built 1968-1969) per your request of August 31, 1983. Two living units were selected as typical and were visually inspected in detail. All other living units are considered to be in the same general condition. The entire site was walked and exterior building elevations and roofs were observed. Data gathered during the inspection was reviewed by the ZBA team and in our considered judgment there are no major problems in the structural, mechanical or electrical systems exposed to-view. Observations made during the walk-through are as follows:

## A. GENERAL

Kensington Lane Townhouses is an 84 townhouse facility with 21 two-story townhouses in each of four "U" shaped buildings. Each building contains 17 three-bedroom, two four-bedroom and two five-bedroom rental units. All buildings front onto an exterior open parking area. The four building courts open in turn to a service road which runs along one side of the property line.

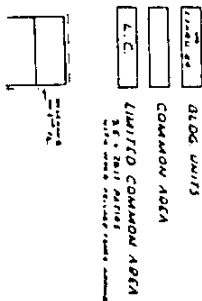
## B. GENERAL CONSTRUCTION

Description: Each living unit is two story in height with entrance at grade. The first floor construction is concrete slab on grade and the second floor wood framing with hardwood finish. The walls are wood stud, sheathing with exterior face brick, stone or siding. The roof consists of a stick-built wood frame with roof sheathing and asphalt shingles. The interior walls and ceilings are painted, gypsum drywall. Entrance doors are hollow metal and interior doors are flush hollow core wood construction. Windows are aluminum sliding type with screens.



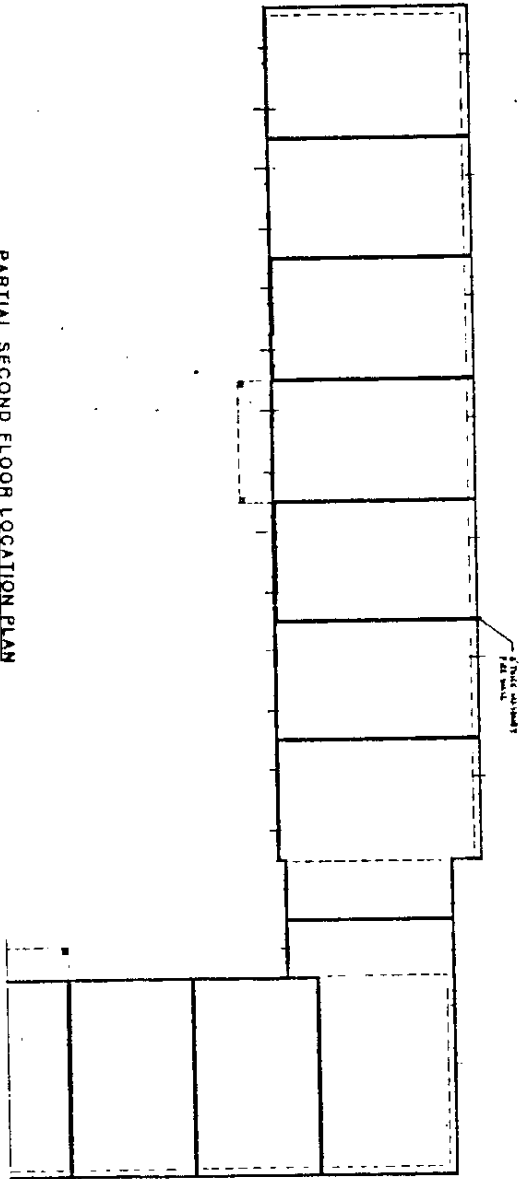
Recorded to change the name  
 of the condominium from  
 Kensington Lane Condominium  
 to Kenwood Greene Condominium.

WE CERTIFY THAT THIS DRAWING SHOWS ACCURATELY THE  
 LAYOUT AND POSITION OF EACH UNIT, COMMON AREA, AND  
 AND OTHER FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED  
 IN ACCORDANCE WITH THE PLANS HEREON FILED AND RECORDED.  
 DATED: 10/15/73

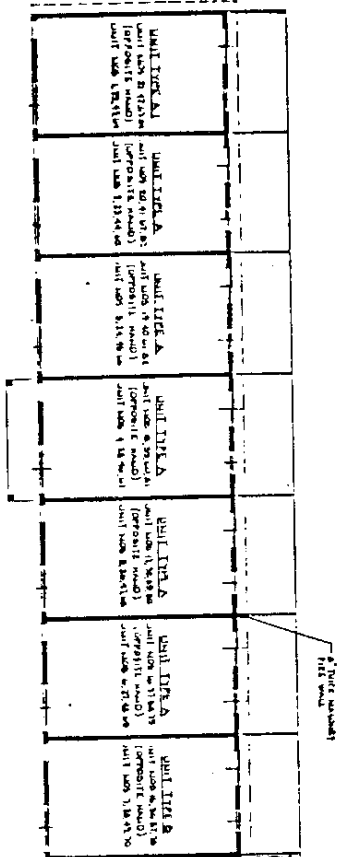


UNIT NO.	SQ. FT.	SQ. FT.	SQ. FT.	BASED ON
1	817.7	817.7	817.7	
2	817.7	817.7	817.7	
3	817.7	817.7	817.7	
4	817.7	817.7	817.7	
5	817.7	817.7	817.7	
6	817.7	817.7	817.7	
7	817.7	817.7	817.7	
8	817.7	817.7	817.7	
9	817.7	817.7	817.7	
10	817.7	817.7	817.7	
11	817.7	817.7	817.7	
12	817.7	817.7	817.7	
13	817.7	817.7	817.7	
14	817.7	817.7	817.7	
15	817.7	817.7	817.7	
16	817.7	817.7	817.7	
17	817.7	817.7	817.7	
18	817.7	817.7	817.7	
19	817.7	817.7	817.7	
20	817.7	817.7	817.7	
21	817.7	817.7	817.7	
22	817.7	817.7	817.7	
23	817.7	817.7	817.7	
24	817.7	817.7	817.7	
25	817.7	817.7	817.7	
26	817.7	817.7	817.7	
27	817.7	817.7	817.7	
28	817.7	817.7	817.7	
29	817.7	817.7	817.7	
30	817.7	817.7	817.7	
31	817.7	817.7	817.7	
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35	817.7	817.7	817.7	
36	817.7	817.7	817.7	
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47	817.7	817.7	817.7	
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49	817.7	817.7	817.7	
50	817.7	817.7	817.7	
51	817.7	817.7	817.7	
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54	817.7	817.7	817.7	
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58	817.7	817.7	817.7	
59	817.7	817.7	817.7	
60	817.7	817.7	817.7	
61	817.7	817.7	817.7	
62	817.7	817.7	817.7	
63	817.7	817.7	817.7	
64	817.7	817.7	817.7	
65	817.7	817.7	817.7	
66	817.7	817.7	817.7	
67	817.7	817.7	817.7	
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69	817.7	817.7	817.7	
70	817.7	817.7	817.7	
71	817.7	817.7	817.7	
72	817.7	817.7	817.7	
73	817.7	817.7	817.7	
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93	817.7	817.7	817.7	
94	817.7	817.7	817.7	
95	817.7	817.7	817.7	
96	817.7	817.7	817.7	
97	817.7	817.7	817.7	
98	817.7	817.7	817.7	
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100	817.7	817.7	817.7	

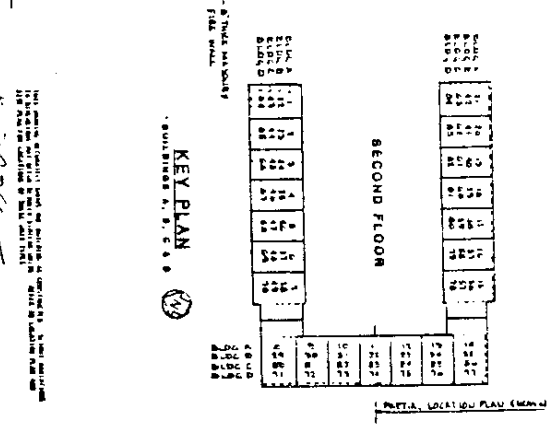
KENSINGTON LANE  
 CONDOMINIUM  
 SEC 16 T 4 E 1 S 37C 040  
 HAMILTON COUNTY OHIO  
 DATE 10/15/73



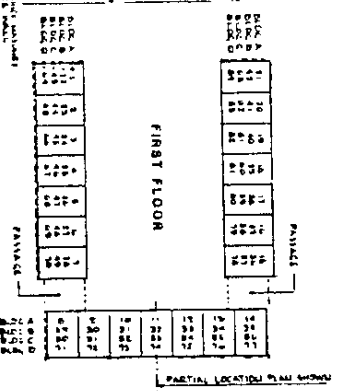
PARTIAL SECOND FLOOR LOCATION PLAN  
SEE PARTIAL FIRST FLOOR LOCATION PLAN FOR UNIT 1115'S 4 UNIT



PARTIAL FIRST FLOOR LOCATION PLAN  
SEE PARTIAL SECOND FLOOR LOCATION PLAN FOR UNIT 1115'S 4 UNIT



KEY PLAN  
CIRCLED 2



KEY PLAN  
CIRCLED 1

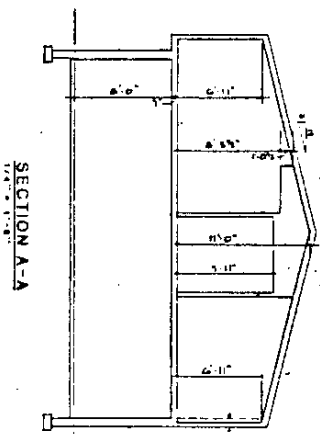
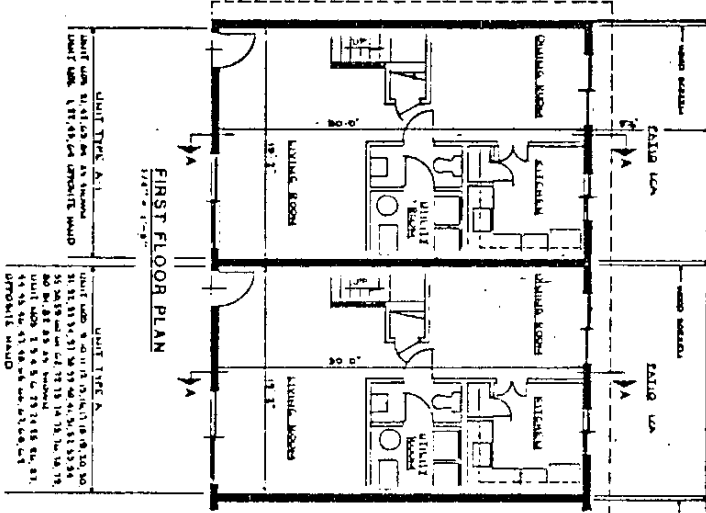
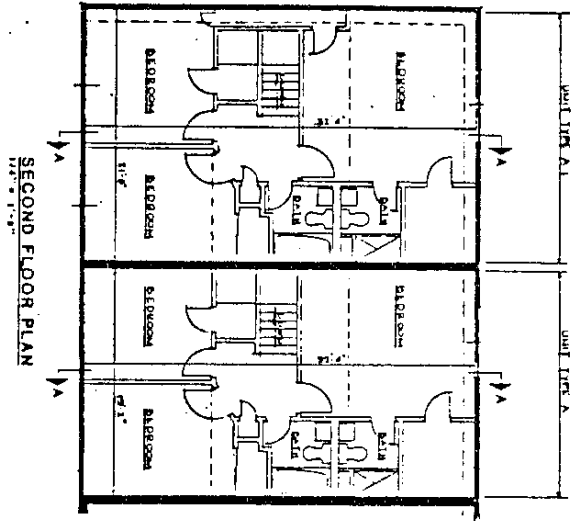
UNIT AREAS

UNIT	SQUARE FOOT
A	1154
A1	1284
B	1465
B1	1605

Re-recorded to change the name of the Condominium from Kensington Lane Condominium to Kenwood Greene Condominium

THIS DOCUMENT IS PREPARED BY THE ARCHITECT OR ENGINEER AS INDICATED BY THESE WORDS AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.  
 ARCHITECT: *Richard L. Smith*  
 REGISTERED ARCHITECT  
 LICENSE NO. 10000



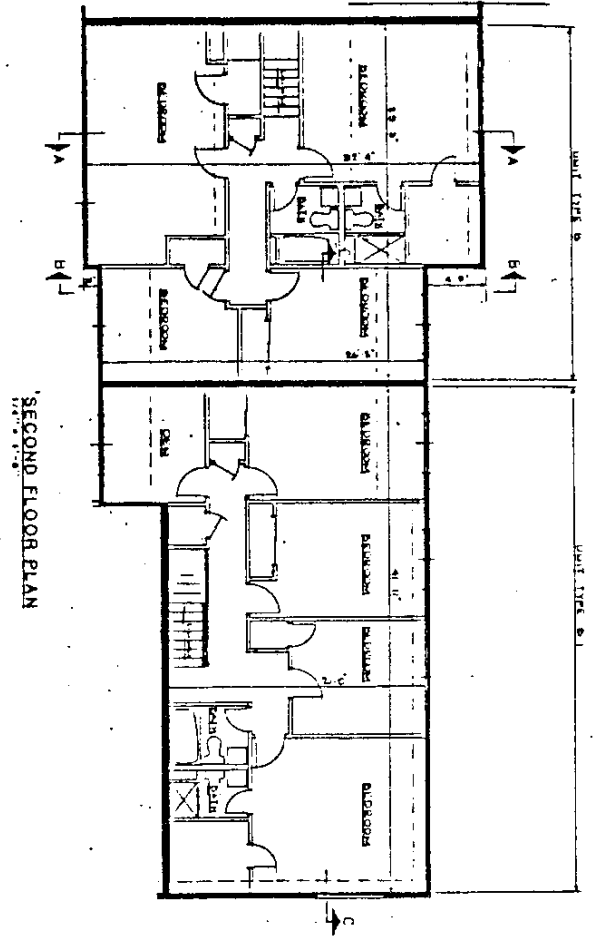


THESE PLANS WERE PREPARED BY THE ARCHITECT FOR THE PURPOSES OF THE CONDOMINIUM ACT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

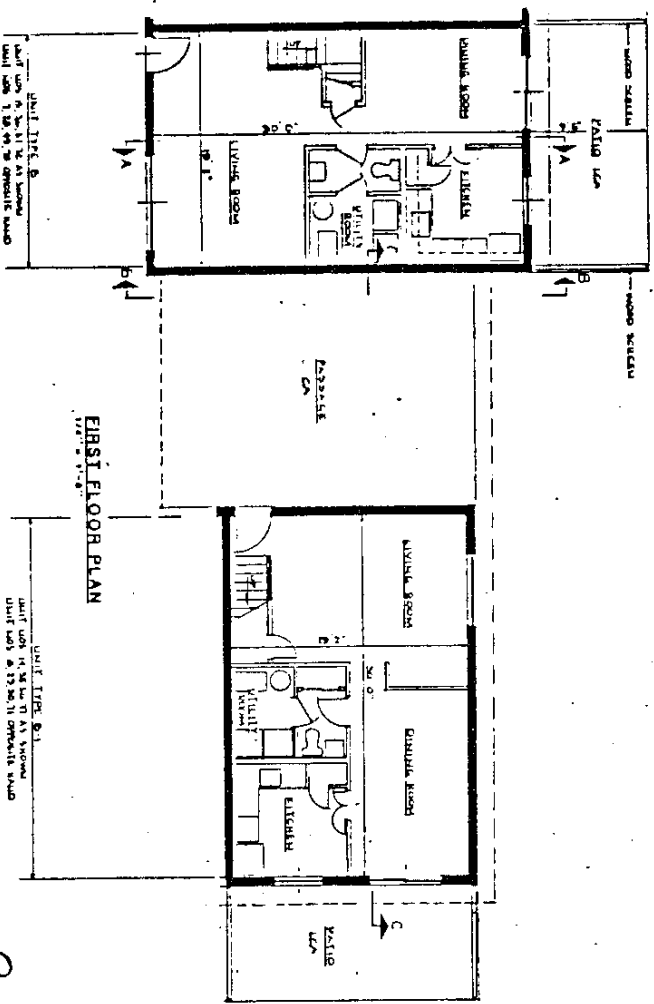
*Signature*  
 ARCHITECT

Re-recorded to change the name of the condominium from Kensington Lane Condominium to Kennwood Grove Condominium.

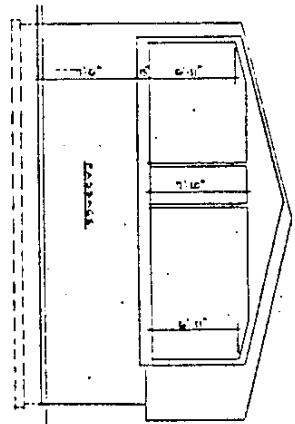
DEED BOOK 4271 PAGE 1875



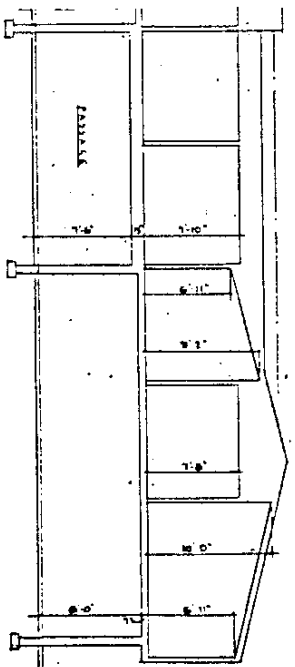
SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECTION B-B



SECTION C-C

THIS ARCHITECTURAL PLAN IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

*Robert A. Johnson*  
 ARCHITECT

Re-recorded to change the name of the Condominium from Kensington Lane Condominium to Kenwood Greene Condominium.