

414

PEPPERRIDGE OF WILDWOOD CONDOMINIUM

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

I hereby certify that copies of the within Amendment to Declaration of Condominium Ownership for PepperRidge of Wildwood Condominium, together with the drawings attached as Exhibits thereto, have been filed in the Office of the County Auditor, Butler County, Ohio.

Date: December __, 1983

*Amendments received of Butler County
Auditor, December 30, 1983, 3:12 P.M.
By DAWN DOKE, deputy auditor*

Butler County Auditor

By

Dawn Dole
Deputy

TRANSFERRED

This Instrument Prepared By:

Robert M. Curry
Smith & Schnacke
A Legal Professional Association
2000 Courthouse Plaza, NE
P. O. Box 1817
Dayton, Ohio 45401

JAN 05 1984

J. A. TILTON, AUDITOR

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR PEPPERRIDGE OF WILDWOOD CONDOMINIUM

PHASE II, B ADDITION

KNOW ALL MEN BY THESE PRESENTS: That

A. PepperRidge of Wildwood Associates, an Ohio Partnership, is the Declarant in the Declaration of Condominium Ownership for PepperRidge of Wildwood Condominium recorded at Book 1475, Page 70 of the Deed Records of Butler County, Ohio, as amended by First Amendment to Declaration of Condominium Ownership dated November 14, 1983 and recorded at Book 1482, Page 245 of the Deed Records of Butler County, Ohio (the "Declaration").

B. In Article X of the Declaration, Declarant reserved the right to amend the Declaration and the drawings and all other exhibits attached thereto and made a part thereof in all ways necessary to submit all or any part or parts of the property described as Additional Property in the Declaration to the provisions of the Declaration and of Chapter 5311 of the Ohio Revised Code; and

C. Declarant desires to submit that part of the Additional Property described in Exhibit A-4 attached hereto and made a part hereof, together with all improvements thereon, to the provisions of the Declaration and of Chapter 5311 of the Ohio Revised Code, and to make the property described in Exhibit A-4 hereto, together with all improvements thereon, a part of the Condominium Property.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Each word or phrase used in this Amendment which is defined in the Declaration shall have the same meaning given to such word or phrase in the Declaration except as otherwise herein stated.

2. Declarant owns the property described in Exhibit A-4 hereto, together with all buildings, structures, improvements, and other permanent fixtures of whatsoever kind situated thereon and all easements, rights and appurtenances belonging or pertaining thereto, and together with all articles of personal property located thereon. Said property, together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind situated thereon, with all easements, rights and appurtenances belonging thereto and with all articles of personal property located thereon, is hereby submitted to the provisions of Chapter 5311 of the Ohio Revised Code and to the provisions

of the Declaration as amended hereby and is hereby included and made a part of the Condominium Property, subject to easements, restrictions, covenants and conditions of record and to the easements shown on the drawings attached hereto as Exhibit B, Pages 11 through 15.

3. Declarant further hereby amends the Declaration by deleting the second through sixth sentences of the first paragraph of Section 1.1 thereof and by inserting in place thereof, the following language:

The Condominium Property presently has thirteen (13) buildings situated thereon, enumerated as Buildings A, B, C, D, E, F, G, H, I, J, K, L and M on the drawings attached to the Declaration as Exhibit B, Pages 1 through 15, containing a total of sixty-four (64) residential units. The buildings are constructed principally of poured concrete foundations, wood, glass, brick, cedar siding, drywall, lumber, plywood and asphalt shingles. The sixty-four (64) residential units are hereby divided into sixty-four (64) separately designated and legally described freehold estates, hereinafter called "Units." Buildings A, B, C, G, H, J and L each contain four (4) Units; Buildings D, E, F, I, K and M each contain six (6) Units. Units A-1, A-4, B-1, B-4, C-1, C-4, D-1, D-6, E-1, E-6, F-1, F-6, G-1, G-4, H-1, H-4, I-1, I-6, J-1, J-4, K-1, K-6, L-1, L-4, M-1 and M-6 are "Normandy" models (2-level villas, including basement, with 2 bedrooms and 1 bath); Units A-2, A-3, B-2, B-3, C-2, C-3, D-2, D-3, E-2, E-3, F-2, F-3, G-2, G-3, H-2, H-3, I-2, I-3, J-2, J-3, K-2, K-3, L-2, L-3, M-2 and M-3 are "Bradford" models (3-level townhouses, including basement, with 2 bedrooms and 1-1/2 baths), and Units D-4, D-5, E-4, E-5, F-4, F-5, I-4, I-5, K-4, K-5, M-4 and M-5 are "Whitfield" models (3-level townhouses, including basement, with 3 bedrooms and 1-1/2 baths).

4. Declarant further hereby amends the Declaration by adding thereto the drawings attached hereto and marked as Exhibit B, pages 11 through 15, to show the locations, together with the particulars of the buildings situated on the property described in Exhibit A-4 hereto, the number of Units in each building, the layout, location, designation, dimensions, area and number of rooms of the Units and the Common Areas and Facilities and the Limited Common Areas and Facilities located thereon. The drawings were prepared by and bear the certified statement of Carl Hartman, registered engineer, and Melvin N. Hartman, registered surveyor, as required by Section 5311.07, Ohio Revised Code.

5. Declarant hereby further amends the Declaration by deleting each reference to "Exhibit B, Pages 1 through 10," and by substituting in its place "Exhibit B, Pages 11 through 15."

6. Declarant further hereby amends the Declaration by deleting the sixth sentence of Section 1.3.3 thereof and by substituting in its place the following:

Until amended in one of the ways provided in the immediately preceding sentence, the percentage of ownership of the Common Areas and Facilities attributable to the ownership interest in each Unit, and for the division of common surplus and expenses as hereinafter described in Section 5.2 of this Declaration, shall be as follows:

<u>Unit No.</u>	<u>Percentage of Interest in Common Areas and Facilities and Percentage Interest in Common Surplus and Expenses</u>	<u>Square Footage</u>
A-1	1.6944%	1649
A-2	1.3768%	1340
A-3	1.3851%	1348
A-4	1.6944%	1649
B-1	1.6944%	1649
B-2	1.3768%	1340
B-3	1.3851%	1348
B-4	1.6944%	1649
C-1	1.6944%	1649
C-2	1.3768%	1340
C-3	1.3851%	1348
C-4	1.6944%	1649
D-1	1.6944%	1649
D-2	1.3851%	1348
D-3	1.3768%	1340
D-4	1.6502%	1606
D-5	1.6738%	1629
D-6	1.6944%	1649
E-1	1.7085%	1663
E-2	1.3851%	1348
E-3	1.3768%	1340
E-4	1.6738%	1629
E-5	1.6502%	1606
E-6	1.7085%	1663
F-1	1.6944%	1649
F-2	1.3851%	1348
F-3	1.3768%	1340
F-4	1.6502%	1606
F-5	1.6738%	1629
F-6	1.6944%	1649

<u>Unit No.</u>	<u>Percentage of Interest in Common Areas and Facilities and Percentage Interest in Common Surplus and Expenses</u>	<u>Square Footage</u>
G-1	1.6944%	1649
G-2	1.3768%	1340
G-3	1.3851%	1348
G-4	1.6944%	1649
H-1	1.6944%	1649
H-2	1.3768%	1340
H-3	1.3851%	1348
H-4	1.6944%	1649
I-1	1.7085%	1663
I-2	1.3851%	1348
I-3	1.3768%	1340
I-4	1.6502%	1606
I-5	1.6738%	1629
I-6	1.6944%	1649
J-1	1.6944%	1649
J-2	1.3768%	1340
J-3	1.3851%	1348
J-4	1.6944%	1649
K-1	1.7085%	1663
K-2	1.3851%	1348
K-3	1.3768%	1340
K-4	1.6738%	1629
K-5	1.6563%	1612
K-6	1.7085%	1663
L-1	1.6944%	1649
L-2	1.3768%	1340
L-3	1.3851%	1348
L-4	1.7085%	1663
M-1	1.6944%	1649
M-2	1.3851%	1348
M-3	1.3768%	1340
M-4	1.6502%	1606
M-5	1.6800%	1635
M-6	1.6944%	1649
64 Units	100.0000%	97,324

7. Declarant hereby reserves, with respect to all or any part of the remainder of the Additional Property not yet submitted to the Declaration and the provisions of Chapter 5311, Ohio Revised Code, all rights originally held by it pursuant to the Declaration (including, but not limited to, Article X of the Declaration).

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

IN WITNESS WHEREOF, the Declarant has executed this instrument this 30th day of December, 1983.

Signed and Acknowledged
in the Presence of:

PEPPERRIDGE OF WILDWOOD
ASSOCIATES, an Ohio partnership

By: Towne Building Group, Inc.,
an Ohio corporation,
General Partner

Beth L. Garrison
Beverly A. Ramsey

By Marvin Rosenberg
President

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 30th day of December, 1983, by Marvin Rosenberg, President of Towne Building Group, Inc., an Ohio corporation, on behalf of the corporation, General Partner of PepperRidge of Wildwood Associates, an Ohio partnership, on behalf of the partnership.

Beth L. Garrison
Notary Public

BETH L. GARRISON
Notary Public, State of Ohio
My Commission Expires May 27, 1987



Engineer Consultants

EXHIBIT A-4

1073 Ohio Pike
Cincinnati, Ohio 45245
(513) 752-8811

BOOK 1486 PAGE 51

December 27, 1983

DESCRIPTION OF PROPERTY

PepperRidge of Wildwood Condominiums

Buildings K, L & M

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

Beginning at the northwest corner of Lot #8982, Fairways of Wildwood, Section A, as recorded in Envelope 825, Pages A, B, and C of the Butler County Recorder's Office; Thence along the east line of Gilmore Road, an eighty foot easement to the City of Fairfield, N 5° 17' E a distance of 1058.98 feet to an iron pin; Thence leaving said east line N 77° 48' 58" E a distance of 246.32 feet to a point and the real place of beginning for this description of property; Thence N 77° 48' 58" E a distance of 213.52 feet to a point; Thence S 4° 03' 39" W a distance of 408.06 feet to a point in the north line of a fifty foot wide easement for ingress, egress and utilities; Thence along said north line of easement the following three courses and distances:

N 78° 43' 00" W a distance of 55.20 feet to a point,
On a curve deflecting to the right, having a radius of 190.00 feet,
an arc distance of 102.80 feet, said curve is subtended by a chord
bearing N 63° 13' 00" W a distance of 101.55 feet,
N 47° 43' 00" W a distance of 72.01 feet to a point;

Thence leaving said fifty foot easement N 4° 03' 39" E a distance of

December 27, 1983
Page 2

DESCRIPTION OF PROPERTY
PepperRidge of Wildwood Condominiums
Buildings K, L & M

257.60 feet to the place of beginning.

Contains: 1.640 acres or 71,449 square feet

Subject to rights of a ten foot easement to Cincinnati Gas & Electric Company and Cincinnati Bell, Inc. Subject to a fifteen foot easement for sanitary sewer. Subject to a fifteen foot easement for water line. Subject to any other easements and restrictions of record. Together with rights of ingress, egress and public utilities over an existing fifty foot wide easement and also subject to any other easements or restrictions of record.

EXHIBIT B PAGE 15
 TO THE DECLARATION OF CONDOMINIUM
 DEC 21, 1992, TOWN & RANGE 2, R6S
 PART OF LOT 5005 OF THE CITY OF FAIRFIELD
 FAIRFIELD TOWNSHIP BUTLER CO. OHIO
 DEC. 1992
 16'-11.0"

Nelson N. Hoffman
 Reg. Engineer 93920

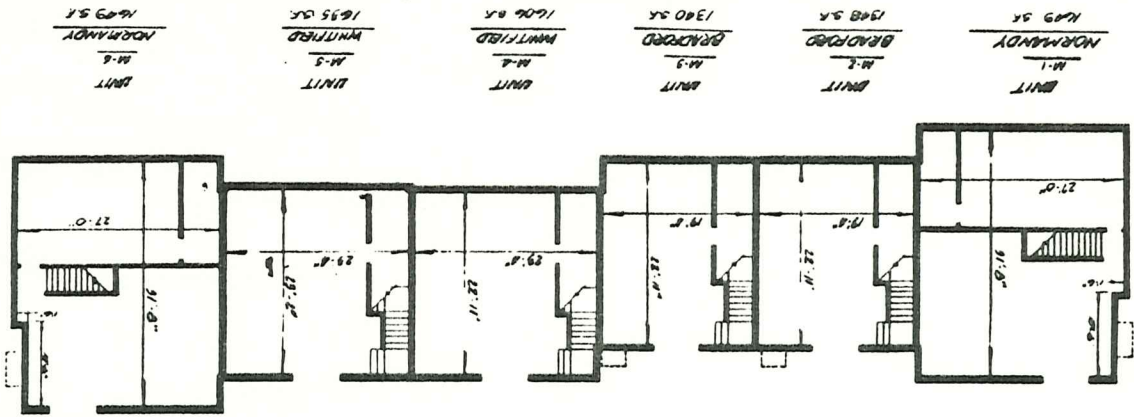
Nelson N. Hoffman



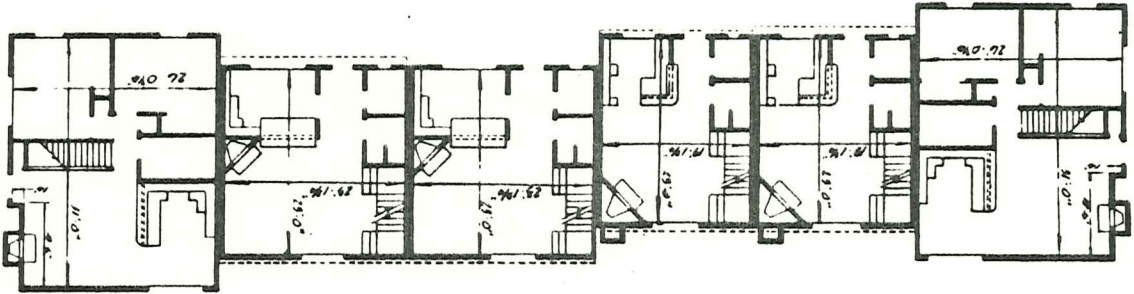
I, hereby certify that these drawings do
 accurately show the building as indicated

Carl B. Hartman

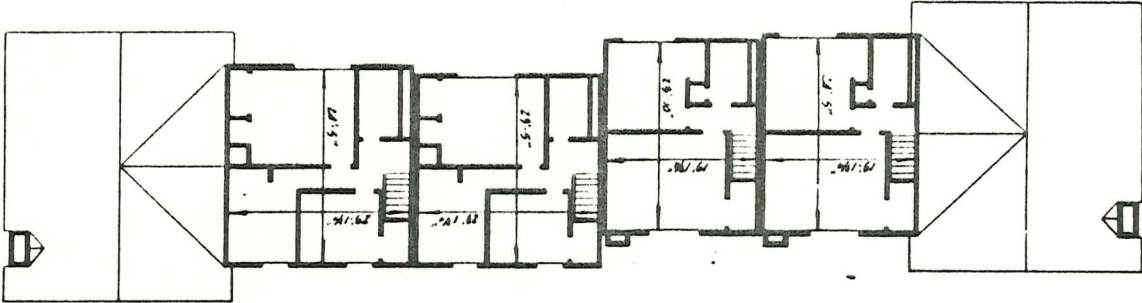
BASMENT

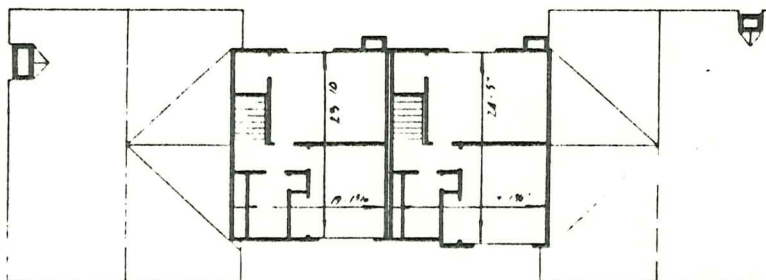


FIRST FLOOR

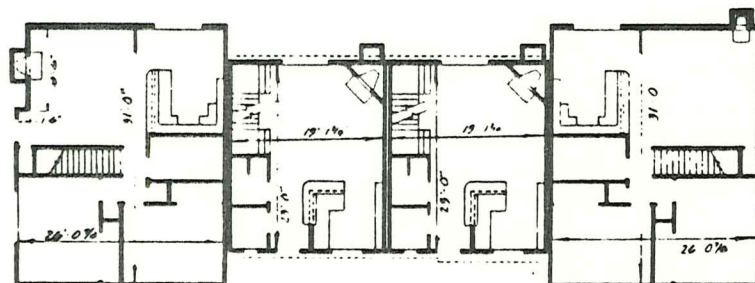


SECOND FLOOR

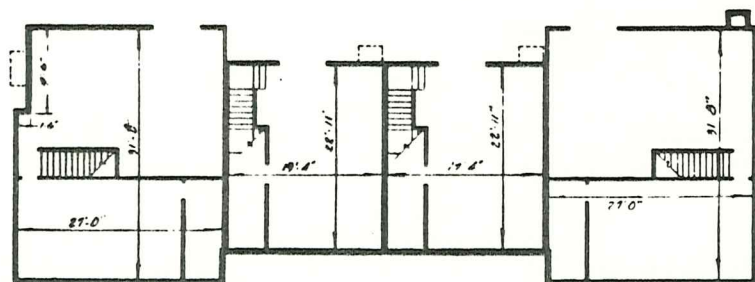




SECOND FLOOR



FIRST FLOOR



BASEMENT

UNIT	UNIT	UNIT	UNIT
2-1	2-2	2-3	2-4
NORMANDY	BRADFORD	BRADFORD	NORMANDY
1649 SF	1340 SF	1340 SF	1663 SF

I, *Carl B. Hartman*, certify that these drawings do accurately show the building as constructed.



Carl B. Hartman

Carl B. Hartman
An Engineer - 31329

Nelson N. Hartman

Nelson N. Hartman
Reg. Surveyor # 4355

EXHIBIT B PAGE 14
TO THE DECLARATION OF CONDOMINIUM
AND
PEPPERRIDGE OF WILDWOOD CONDOMINIUM
BUILDING L

SEE 21, TOWN 2, RANGE 2, P. 125
PART OF LOT 263 OF THE CITY OF FAIRFIELD
FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO
DEC. 1983
10' x 1' 0"



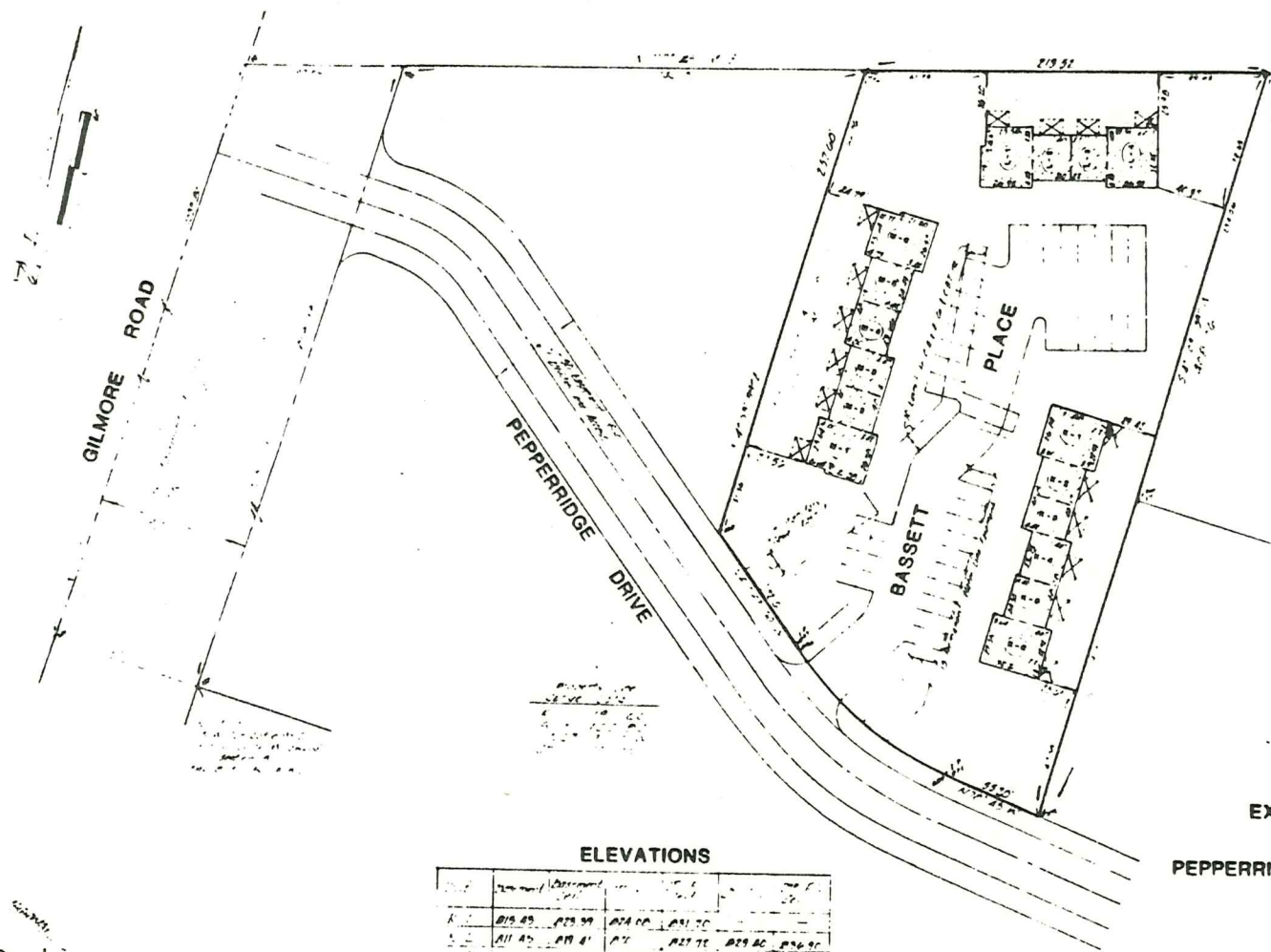
UNIT 6
NORMAN
1669 SF.



William H. Stetson

Helvin N. Norton
Rm 5 - 1st floor # 2000

DEC 1983
15-1-0



LEGEND

- Lot Above Building Level
 - Common Area
 - Building Footprint
- Note: The bearings and point numbers conform to the 1983 Survey.*

ELEVATIONS

Lot	Building	Level	Elevation	Lot	Building	Level	Elevation
K-1	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-2	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-3	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-4	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-5	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-6	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-7	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-8	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-9	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-10	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-11	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-12	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-13	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-14	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-15	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-16	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-17	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-18	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-19	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-20	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-21	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-22	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-23	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-24	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00
K-25	B15-25	B15-25	814.00	B15-25	B15-25	814.00	814.00

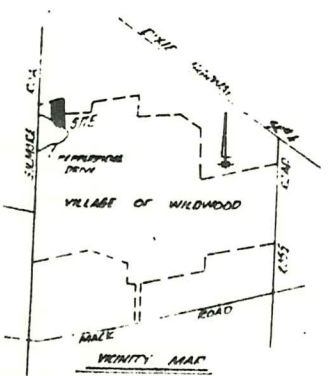


EXHIBIT B PAGE 12
 TO THE DECLARATION OF CONDOMINIUM
PEPPERRIDGE OF WILLOWOOD CONDOMINIUM
PHASE II - B
BUILDINGS K, L, M

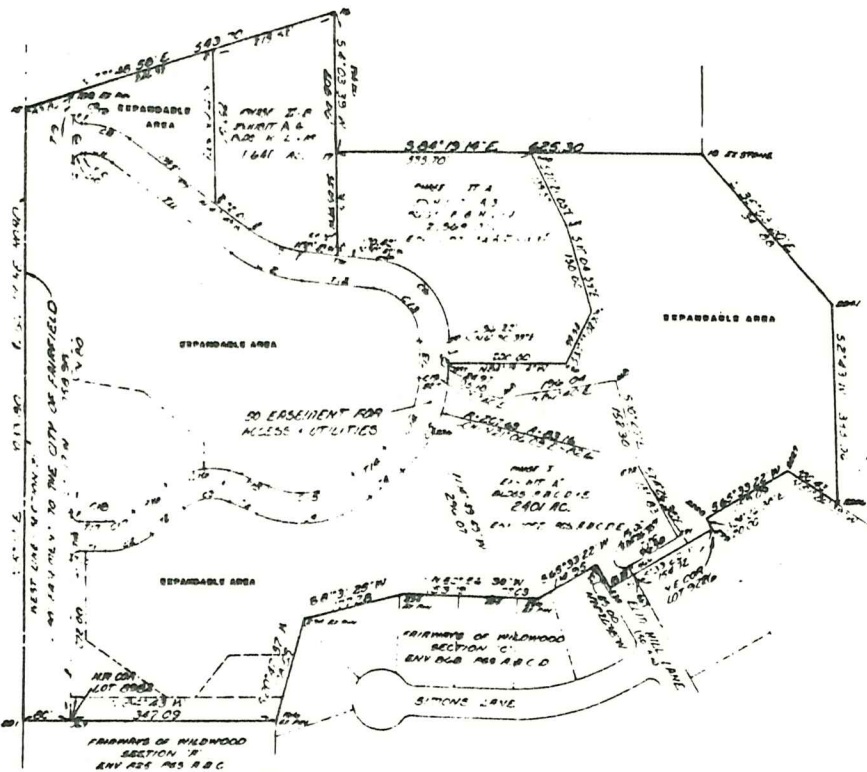
SEC. 31, TOWNSHIP 2, RANGE 2, S. 2, R. 2
 PT. OF LOT 26 OF THE CITY OF FAIRFIELD
 FAIRFIELD TOWNSHIP
 BUTLER COUNTY, OHIO
 SCALE 1"=50' DEC. 1985

PREPARED BY
HARTMAN - WALTERS, INC.
 ENGINEERS & SURVEYORS
 1075 OHIO PIKE
 CINCINNATI, OHIO 45228

Carl S. Hartman
CARL S. HARTMAN
 OHIO REG. ENGINEER #10328

I HEREBY CERTIFY THAT THESE DRAWINGS DO
 ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED
John H. Hartman
JOHN H. HARTMAN
 OHIO REG. SURVEYOR #10328

BOOK 1486 PAGE 56



EXISTING
AREA SUMMARY

60' EASEMENT	1,000 ACRES
50' EASEMENT	1,014 ACRES
EXPANDABLE AREA (NET)	10,000 ACRES
TOTAL AREA	10,000 ACRES

BEARINGS AND POINT NUMBERS (e.g. 10077) COMPARED WITH
THE WILLOW BOUNDARY SURVEY

I HEREBY CERTIFY THAT THE PROPERTY PLATTED HEREON
IS CORRECT AS SHOWN

Melvin K. Harrison
SURVEYOR & CARTOGRAPHER
CHIEF REG. SUR. #4500

KAY 225 PMS 8-8-C

CURVE TABLE

STATION	CHORD	BEARING	CHORD
C1	500	23 36	N 50° 47' 00" E
C2	155 00	03 09	N 5° 47' 00" E
C3	75 00	01 46	N 0° 47' 00" E
C4	461 43	203 15	N 87° 17' 00" E
C5	207 48	180 48	N 5° 23' 07" E
C6	40 00	208 25	N 34° 06' 13" W
C7	180 00	108 00	N 6° 13' 00" W
C8	125 00	20 32	N 66° 13' 00" W
C9	15 00	23 36	N 35° 43' 00" W
C10	15 00	23 36	N 58° 17' 00" E
C11	75 00	48 43	S 66° 13' 00" E
C12	280 00	129 05	S 6° 13' 30" E
C13	30 00	133 07	S 36° 16' 13" E
C14	157 49	136 59	S 31° 23' 47" W
C15	461 43	153 04	S 87° 17' 00" W
C16	125 00	135 26	S 87° 17' 00" W
C17	75 00	51 05	S 75° 47' 00" W
C18	15 00	23 36	N 35° 43' 00" W
C19	287 49	113 2	S 68° 04' 13" W

LINE TABLE

STATION	CHORD	BEARING	STATION	CHORD	BEARING
T1	184' 6"	23 36 E	46	50	23 36 E
T2	45' 0"	03 09 E	50	50	03 09 E
T3	23' 43" 00"	01 46 E	50	00	01 46 E
T4	452' 17" 00"	203 15 E	70	00	203 15 E
T5	46' 30" 13"	180 48 E	70	00	180 48 E
T6	4' 00" 43" 00"	108 00 E	125	00	108 00 E
T7	4' 07" 43" 00"	20 32 E	15	00	20 32 E
T8	46' 43" 01"	23 36 E	4	64	23 36 E
T9	3' 17" 17" 00"	48 43 E	40	00	48 43 E
T10	5' 04" 43" 00"	23 36 E	4	64	23 36 E
T11	2' 47" 43" 00"	23 36 E	25	02	23 36 E
T12	1' 30" 43" 00"	23 36 E	15	48	23 36 E
T13	6' 47" 43" 00"	48 43 E	40	00	48 43 E
T14	5' 56" 17" 00"	203 15 E	70	00	203 15 E
T15	4' 01" 43" 00"	180 48 E	70	00	180 48 E
T16	3' 52" 17" 00"	108 00 E	125	00	108 00 E
T17	4' 04" 43" 00"	20 32 E	15	00	20 32 E
T18	5' 51" 17" 00"	23 36 E	4	64	23 36 E
T19	5' 51" 17" 00"	23 36 E	4	64	23 36 E
T20	4' 05" 43" 00"	23 36 E	4	64	23 36 E

NOTE: ALL BEARINGS TO 1" DEGREES
 1.0 DEGREE TO 1.0 DEGREE
 THE LINE DECOMPOSITION OF
 THE POINT IS NOTED IN THE
 THE CORRECTION IS NOTED IN THE



NO. 414
RECORD
FEE 32-
JAN 9 1984
RECORDED 1-5-84
DEED

84 JAN 9 AM 11 17

RECEIVED FOR RECORD
JOHN E. STUBBS, RECORDER
BUTLER COUNTY, OHIO

EXHIBIT B PAGE 11
TO THE DECLARATION OF CONDOMINIUM
PERRIDGE OF WILLOW CONDOMINIUM
BUILDINGS K L E M
SECTION 11, TOWNSHIP 2, RANGE 2, W.B.E.
PART OF LOT 1000 CITY OF FAIRFIELD
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO
1983
PREPARED BY
HARTMAN-WATKINS, INC.
CIVIL ENGINEERS & SURVEYORS
1078 OHIO 102
CINCINNATI, OHIO 45202

BOOK 1486
PAGE 57

12-30-12

P. 414

Pepper Ridge
Wild Cattle
Bldg K, L & M

317

Pepper Ridge Wild. Assoc.

2nd Amend. Declaration

Cattle Ownership

317

1486-45

✓

RECEIVED FOR RECORD
JOYCE B. THALL, RECORDER
BUTLER COUNTY, OHIO

'84 JAN 9 AM 11 17

NO. _____ TRANSFD _____
RECORD _____
FEE _____

12-30-12

Received by

32-