

THIRD AMENDMENT
(ADDING FOURTH PHASE) TO
DECLARATION OF CONDOMINIUM
FOR
THE VILLAGE AT MURPHY'S CROSSING
CONDOMINIUM

EXPANDING THE CONDOMINIUM PROPERTY

OR Book 748 Page 195-198

200600038761
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
11-02-2006 At 09:38 am.
DECLAR AMEN 72.00
OR Book 748 Page 189 - 194

Todd Altunks

Delaware County Auditor

by: *Tracy Blaince*

This instrument prepared by

Kenton L. Kuehnle
Allen, Kuehnle & Stovall LLP
21 West Broad Street
Columbus, Ohio 43215

200600038761
PEAK TITLE BOX

Provisions contained in any deed or other instrument
for the conveyance of a dwelling which restrict the
sale, rental or use of the property because of race or
color are invalid under federal law and are unenforce-
able

AMENDMENT TO DECLARATION

This Amendment to the Declaration of Condominium for The Village at Murphy's Crossing Condominium, ("the Condominium"), expanding and submitting additional property to the condominium is made as of this ____ day November, 2006.

Background

CCBI Murphy's X, LLC, an Ohio limited liability company, ("Declarant"), is the owner in fee simple of all the real property hereinafter described and the improvements thereon and appurtenances thereto.

The Declarant has submitted certain property to the provisions of Section 5311 of the Ohio Revised Code by the filing of a Declaration of Condominium (the "Declaration") of The Village at Murphy's Crossing. The Declaration is recorded in Official Record Volume 601 Page 1529, and the drawings are recorded in Cabinet 3, Slide 551, all of the Delaware County, Ohio Records.

The Declarant, pursuant to Article XVIII of the Declaration, reserved the right to expand the Condominium property by amending the Declaration to add the property (described in Exhibit C of the Declaration as the "Additional Property"), and improvements thereon and appurtenances thereto, to the original condominium. By this instrument, the Declarant is adding the property described in Exhibit A to this Amendment to the Condominium.

Declaration

Declarant, the sole owner of the Additional Property, hereby submits the portion of the Additional Property described on Exhibit A to this Amendment, to the provisions of Chapter 5311 of the Ohio Revised Code, and hereby amends the Declaration of Condominium as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms are defined in the Declaration.
2. Additional Property Added. A legal description of the property being added to the Condominium is attached hereto as "Exhibit A" and incorporated herein by this reference.
3. Name. The Condominium, as expended hereby, shall continue to be named "The Village at Murphy's Crossing Condominium".
4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).

5. Improvements Description. The property being added by this amendment consists of a 1.418-Acre tract of land, on which is situated 2 residential buildings containing 5 Units. Improvements on such property are compatible in terms of quality of construction, principal materials used, and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

a. Unit Designation. The Units added to the Condominium are designated on the drawings filed simultaneously herewith, by a unit number which is referenced on the drawings filed herewith. The Units added in this phase are designated as "Unit F-236", Unit F-240", "Unit G-242", "Unit G-250" and "Unit G-258." A listing of the proper Unit designations for all Units in the Condominium is attached as Exhibit B.

b. Composition of Units. Each Unit added hereby consists of the space in the building designated on the drawings filed simultaneously herewith, including and excluding, as appropriate, those same items as are described and defined in the description of Units in the Declaration.

c. Unit Locations. The location of each Unit added hereby is shown on the Drawings filed simultaneously herewith.

7. Common and Limited Common Elements.

a. Common Elements. All of the property described in Exhibit A, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the amendment to the Drawings filed herewith as a part of a Unit, are Common Elements.

b. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "LCE" or "limited common elements" on the Drawings filed herewith, are Limited Common Elements. These Limited Common Elements are reserved for the exclusive use of the Units which those improvements are designed to serve, in accordance with the provisions of the Declaration and as designated on the Drawings.

c. Undivided Ownership of Common Elements. The undivided interest in the Common Elements appurtenant to all Units in the Condominium as expanded hereby, and as thereby allocated and reallocated, are shown in the attached Exhibit B, and are all equal to one/twenty-fifth (1/25th). The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this Amendment to the Declaration adding the property described in Exhibit A to the Condominium Property:

- a. the property shall hereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that property had been initially part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan shall run with and will and bind such property in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the original Condominium Property;
- b. the owner or owners of Units within such property shall thereupon become members of the Condominium Association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and
- c. in all other respects, all of the provisions of the Declaration shall include and apply to such property, and to the owners, mortgagees and lessees of Units thereon, with equal meaning and of like force and effect.

Drawings, as required by the Ohio Revised Code, are filed herewith showing the information required with respect to the property added by this amendment.

IN WITNESS WHEREOF, this amendment has been executed on behalf of the Declarant on this 15 day of November, 2006.

CCBI Murphy's X, LLC

By Paolo Cugini, authorized member

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Before me, a notary public, personally appeared Paolo Cugini, authorized member of CCBI Murphy's X, LLC, an Ohio limited liability company, the Declarant in the foregoing instrument, who acknowledged the execution of this instrument to be the signatory's free act and deed, on behalf of the Declarant, for the uses and purposes set forth herein.

In Witness whereof, I have hereunto set my name this 15 day of November, 2006.



MICHELLE L. TIPPLE
Notary Public, State of Ohio
My Commission Expires
05-19-2008

Michelle L. Tipple
Notary Public

Exhibit B				<u>Square Footage</u>	
<u>Unit</u>	<u>Address</u>	<u>Bed-rooms(1)</u>	<u>Baths</u>	<u>Living Area</u>	<u>Basement or crawl space</u>
A-127	127 Murphy's Crossing Drive	4	3	2,387	952
A-133	133 Murphy's Crossing Drive	2	2½	2,322	1,236
A-139	139 Murphy's Crossing Drive	3	3	2,247	952
B-104	104 Murphy's Crossing Drive	4	3	2,387	952
B-110	110 Murphy's Crossing Drive	2	2½	2,322	1,236
B-116	116 Murphy's Crossing Drive	3	3	2,247	952
B-122	122 Murphy's Crossing Drive	2	2½	2,096	988
C-119	119 Murphy's Crossing Drive	4	3	2,387	952
C-125	125 Murphy's Crossing Drive	2	2½	2,322	1,236
D-97	97 Murphy's Crossing Drive	4	3	2,387	952
D-103	103 Murphy's Crossing Drive	2	2½	2,096	988
D-109	109 Murphy's Crossing Drive	2	2½	2,092	1,034
E-92	92 Murphy's Crossing Drive	3	2½	2,413	1,491
E-245	245 Murphy's Green	3	2½	2,319	1,422
E-253	253 Murphy's Green	4	2½	2,411	1,545
E-261	261 Murphy's Green	4	2½	2,411	1,236
* F-236	236 Murphy's Green	2	2	1,597	1,597
* F-240	240 Murphy's Green	3	2½	2,431	1,396
* G-242	242 Murphy's Green	3	2½	2,099	1,487
* G-250	250 Murphy's Green	3	2½	2,399	1,413
* G-258	258 Murphy's Green	3	2½	2,399	1,413
K-43	43 Murphy's View Place	3	2½	2,540	1,556
K-51	51 Murphy's View Place	4	3	2,539	1,571
K-59	59 Murphy's View Place	3	2½	2,487	1,549
K-270	270 Murphy's Green	4	3	2,539	1,571

(1) Some Units Contain a loft and bonus room (some bonus rooms are unfinished)

* Unit added by this amendment

DECLARATION OF CONDOMINIUM
THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM

Legal Description - Property Added
Third Amendment, 1.418 Acres

Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 30, Quarter Township 4, Township 3, Range 19, United States Military Lands, containing 1.418 acres of land, more or less, said 1.418 acres being part of that 13.742 acre tract of land described in the deed to CCBI Murphy's X, LLC, of record in Official Record Volume 560, Page 783, Recorder's Office, Delaware County, Ohio, said 1.418 acres being more particularly described as follows:

Beginning, for reference, at the centerline intersection of West Olentangy Street, Murphy's Parkway and Village Point Drive, said intersection also being in the northerly line of said Farm Lot 30 and in the southerly line of Farm Lot 31; thence S82°21'56"E, with the centerline of said West Olentangy Street, with the northerly line of Murphy's Park Section 1, as the same is numbered and delineated upon the recorded plat, of record in Plat Cabinet 2, Slides 647A-647C, Recorder's Office, Delaware County, Ohio, with the northerly line of said Farm Lot 30 and with the southerly line of said Farm Lot 31, a distance of 787.80 feet to a point at a northeasterly corner of said Section 1; thence S07°06'53"W, with the easterly line of said 13.742 acre tract, with an easterly line of said Section 1 and with the westerly line of that 1.9 acre tract of land designated as Tract I and described in the deed to Stovar-Nevitt Partners, of record in Deed Book 600, Page 570, Recorder's Office, Delaware County, Ohio, a distance of 388.38 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, S07°06'53"W, with the easterly line of said 13.742 acre tract and with the westerly line of said 1.9 acre tract, a distance of 214.26 feet to a 3/4-inch (I.D.) iron pipe found;

Thence N82°21'56"W, a distance of 92.63 feet to a point;

Thence N39°42'06"W, a distance of 24.66 feet to a point;

Thence northwardly, with the arc of a curve to the right having a radius of 33.00 feet, an arc length of 40.81 feet, a central angle of 70°51'31" and a chord that bears S62°12'18"W, a chord distance of 38.26 feet to the point of tangency;

Thence N82°21'56"W, a distance of 173.24 feet to a point;

Thence N7°37'45"E, a distance of 92.97 feet to a point of curvature;

Thence northeastwardly, with the arc of a curve to the right having a radius of 33.50 feet, an arc length of 52.61 feet, a central angle of 89°59'06" and a chord that bears N52°38'12"E, a chord distance of 47.37 feet to the point of tangency;

Thence S82°21'56"E, a distance of 28.42 feet to a point;

Thence N7°38'04"E, a distance of 90.97 feet to a point;

Thence S82°53'07"E, a distance of 251.33 feet to the true point of beginning and containing 1.418 acres of land, more less.

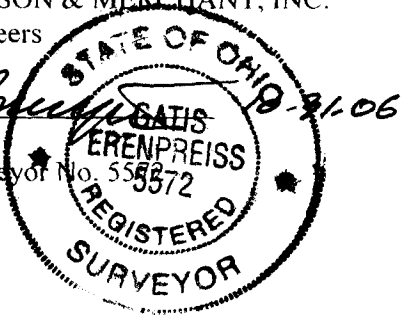
Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in October of 2006.

The bearings given in the foregoing description are based on the bearing of S82°21'56"E for the centerline of West Olentangy Street as it is shown and delineated upon the recorded plat of Murphy Park Section 1, Cabinet 2, Slides 647A, 647B and 647C, Recorder's Office, Delaware County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

Gatis Erenpreiss
Professional Surveyor



DR 748 Page 196

CONTRACTOR:
CUGINI & CAPOCCIA BUILDER INC.
185 GREEN MEADOWS DRIVE SOUTH
WESTERVILLE, OHIO 43081
PHONE: (614) 848-0052
FAX: (614) 848-0080

PROJECT NO. 193-96
DATE 11.2006
REL. FOR CONST.

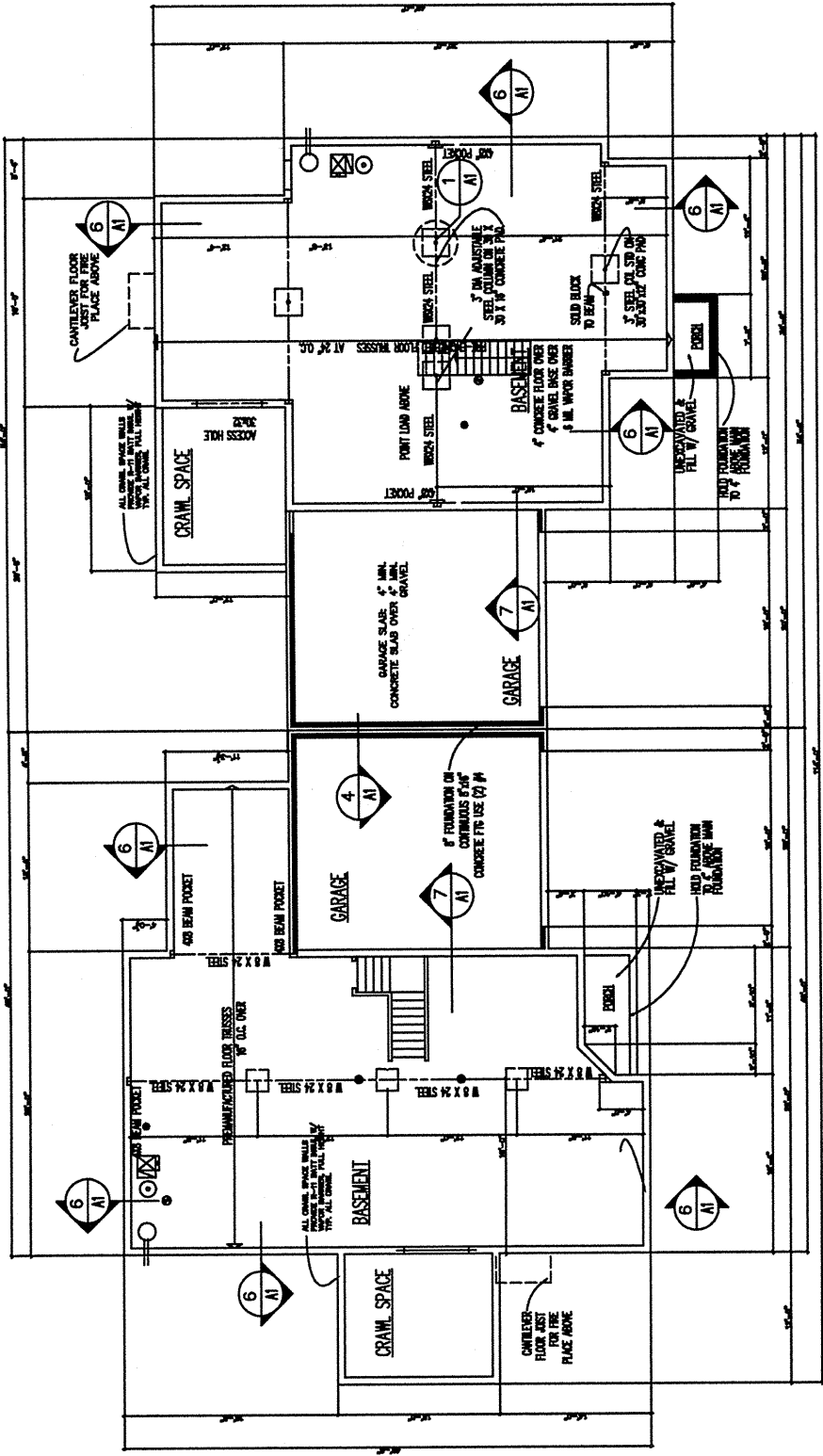
SCALE: 1/4" = 1'-0"

PLAT DRAWINGS
BUILDING "F"

REVISION

IV
SHEET NUMBER

THE VILLAGE AT MURPHY'S CROSSING UNITS 17 & 18



BUILDING FOUNDATION PLAN (REFER TO TYPICAL CORRESPONDING "A" DRAWINGS FOR DETAILS OF EACH UNIT)

SCALE 1/8" = 1'-0"

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THE VILLAGE AT MURPHY'S CROSSING UNITS 17 & 18

CONTRACTOR:
CUGINI & CAPOCCIA BUILDER INC.
100 GREEN MEADOWS DRIVE SOUTH
WESTERVILLE, OHIO 43081
PHONE: (614) 848-0082 FAX: (614) 848-0080

PROJECT NO. 193-96
DATE 11.2006
REL. FOR CONST.

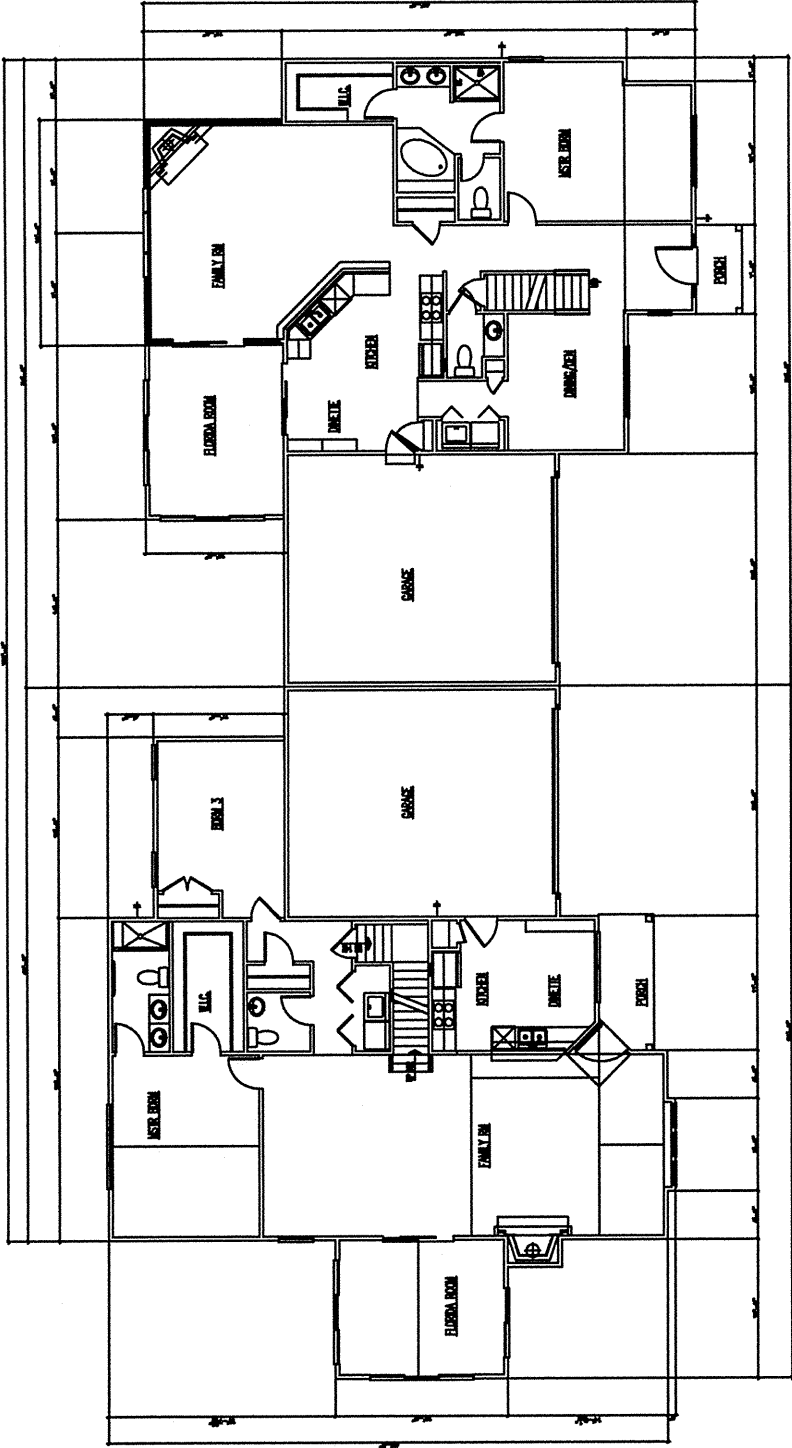
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PLAT DRAWINGS
BUILDING "F"

REVISION

A2

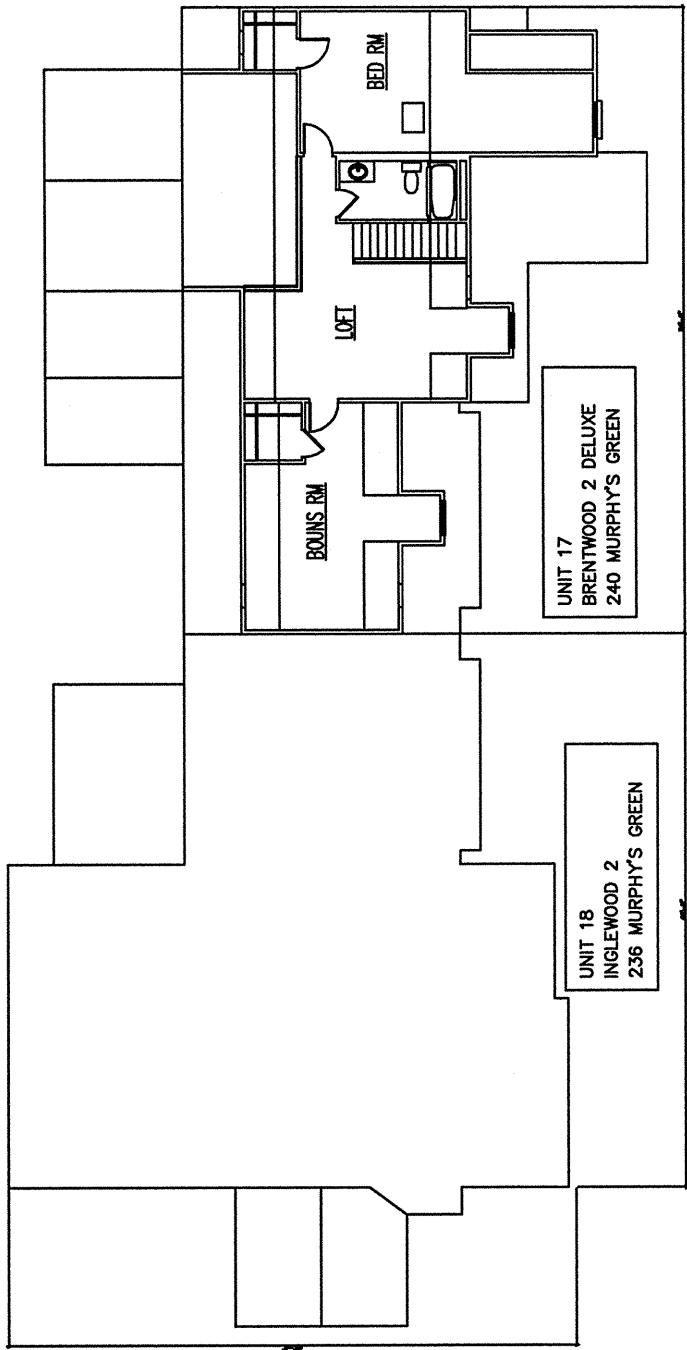
SHEET NUMBER



UNIT 18
INGLEWOOD 2
236 MURPHY'S GREEN

UNIT 17
BRENTWOOD 2 DELUXE
240 MURPHY'S GREEN

BUILDING FIRST FLOOR PLAN (REFER TO TYPICAL CORRESPONDING "A" DRAWINGS FOR DETAILS OF EACH UNIT)
SCALE 1/8" = 1'-0"



UNIT 17
BRENTWOOD 2 DELUXE
240 MURPHY'S GREEN

UNIT 18
INGLEWOOD 2
236 MURPHY'S GREEN

BUILDING SECOND FLOOR PLAN (REFER TO TYPICAL CORRESPONDING "A" DRAWINGS FOR DETAILS OF EACH UNIT)
SCALE 1/8" = 1'-0"

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CONTRACTOR:
CUGINI & CAPOCCIA BUILDER INC.
155 GREEN MEADOWS DRIVE SOUTH
WESTERVILLE, OHIO 43081
PHONE: (614) 844-0052
FAX: (614) 844-0080

PROJECT NO. 193-96
DATE 11.12.006
SHEET NO. 111

SCALE: 1/4" = 1'-0"

BUILDING 17+18
EXTERIOR ELEVATIONS

REVISION

SHEET NUMBER

A3

