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Tx:4144011

TRANSFER NOT NECESSARY
MATT NOLAN, AUDITOR
WARREN COUNTY, OHIO

NOV 09 2015 *ML*

MATT NOLAN
AUDITOR, WARREN CO. OHIO

LINDA ODA
WARREN COUNTY RECORDER
2015-033371
DECLARATION
11/09/2015 3:14:40 PM
REC FEE: 84.00 PGS: 9
PIN:

9/84 Cuni

**ELEVENTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE RAVINES AT TIMBER'S EDGE CONDOMINIUM**

This will certify that the Eleventh Amendment to the Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium is herewith recorded in the office of the County Auditor, Warren County, Ohio, this 9 day of November, 20 15.

WARREN COUNTY AUDITOR

By Matthew Nolan *ML*

Amy Schott Ferguson, Esq.
Cuni, Ferguson & LeVay Co., LPA
10655 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-6768

**ELEVENTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE RAVINES AT TIMBER'S EDGE CONDOMINIUM**

WHEREAS, the Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium ("Declaration") was recorded on June 24, 1998 in Book 1561, Page 904, in the Warren County Recorder's Office; and

WHEREAS, the First Amendment to the Declaration was recorded on July 24, 1998, in Book 1579, Page 664, in the Warren County Recorder's Office; and

WHEREAS, the Second Amendment to the Declaration was recorded on May 19, 1999 in Book 1759, Page 922, in the Warren County Recorder's Office; and

WHEREAS, the Third Amendment to the Declaration was recorded on March 1, 2000, in Book 1908, Page 213, in the Warren County Recorder's Office, and re-recorded on February 14, 2001 at Book 2090, Page 213; and

WHEREAS, the Fourth Amendment to the Declaration was recorded on March 24, 2000, in Book 1920, Page 36, in the Warren County Recorder's Office; and

WHEREAS, the Fifth Amendment to the Declaration was recorded on September 7, 2000 in Book 2004, Page 110, in the Warren County Recorder's Office; and

WHEREAS, the Sixth Amendment to the Declaration was recorded on December 20, 2000, in Book 2059, Page 223, in the Warren County Recorder's Office; and

WHEREAS, the Seventh Amendment to the Declaration was recorded on April 20, 2001, in Book 2145, Page 798, in the Warren County Recorder's Office; and

WHEREAS, the Eighth Amendment to the Declaration was recorded on May 31, 2001, in Book 2181, Page 173, in the Warren County Recorder's Office; and

WHEREAS, the Ninth Amendment to the Declaration was recorded on August 17, 2001, in Book 2256, Page 73, in the Warren County Recorder's Office; and

WHEREAS, the Tenth Amendment to the Declaration was recorded on August 12, 2013, in Book 5888, Page 474, in the Warren County Recorder's Office; and

WHEREAS, the Declaration and Amendments to it are binding upon the owners of the property described in Exhibit "A" and attached hereto;

WHEREAS, Article XII, Section 12.2 of the Declaration provides that the Declaration may be amended by the Unit Owners entitled to exercise at least seventy-five percent (75%) of the total voting power of the Association; and

WHEREAS, the requisite percentage of Unit Owners have voted to amend the Declaration to change the insurance requirements;

WHEREAS, Section 16.5(k) of the Declaration requires the prior written consent of fifty-one percent (51%) of the Eligible Mortgagees to change the requirements or amounts relating to maintenance of hazard and flood insurance, liability insurance or fidelity insurance;

WHEREAS, Section 7.1 of the Declaration defines an "Eligible Mortgagee" as any holder, insurer or guarantor of a first mortgage on any Unit who has made written request to the Association for timely written notice of all notices permitted or required by the Declaration or By-Laws to be given to the Unit Owner whose Unit ownership is subject to such mortgage;

WHEREAS, no holder, insurer, or guarantor of a first mortgage on any Unit has given written notice to the Association under Section 7.1 of the Declaration, and thus there are no "Eligible Mortgagees";

WHEREAS, because there are no Eligible Mortgagees, consent of the Eligible Mortgagees is not necessary;

NOW, THEREFORE, pursuant to Article XII, Section 12.2 of the Declaration, the Declaration is amended as follows:

Section 6.3 is hereby deleted and the following substituted in its place:

6.3 Insurance Proceeds and Premiums. The Association shall receive, hold and properly dispose of the proceeds of all insurance policies acquired by it in trust for the Unit Owners and their respective first mortgagees, as their interests may appear. Insurance premiums for the policies referred to in Sections 6.1 and 6.2 (other than policies purchased by Unit Owners) and for such other insurance policies as the Board of Managers of the Association shall determine from time to time to be desirable shall be a common expense. The deductible portion of any claim submitted under the Association's policy shall be borne by the Owners of the Units affected by the loss. In the event of a loss causing damage to both the Common Element and the Units, the deductible shall be shared proportionately by the parties bearing maintenance responsibility for the damaged components.

All insurance coverage is subject to modification as determined by the Association based on the availability of coverage and the cost thereof. It is possible that less than one hundred percent (100%) coverage will be in force for casualty losses if the cost of the insurance is determined by the Declarant, or the Association will be too high, but in no event shall the

coverage be in an amount less than eighty percent (80%) of the then current replacement cost thereof with the exclusions provided for hereinabove in Section 6.1.

IN WITNESS WHEREOF, Kim Stair, the President of The Ravines at Timber's Edge Condominium Owners' Association, Inc., an Ohio non-profit corporation, hereby certifies that this Eleventh Amendment was approved by the Unit Owners entitled to exercise at least seventy-five percent (75%) of the total voting power of the Association.

**THE RAVINES AT TIMBER'S EDGE
CONDOMINIUM OWNERS' ASSOCIATION,
INC.**

An Ohio non-profit corporation

Kim Stair
By: Kim Stair
President

STATE OF OHIO)

COUNTY OF Hamilton) SS:

October The foregoing instrument was acknowledged before me this 19th day of October, 2015 by Kim Stair, the President of The Ravines at Timber's Edge Condominium Owners' Association, Inc., an Ohio non-profit corporation, on behalf of the corporation.

Crystal Waldron
Notary Public



This Instrument Prepared by:

Amy Schott Ferguson, Esq.
CUNI, FERGUSON & LEVAY CO., L.P.A.
10655 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-6768

EXHIBIT A

Legal Description

Situated in Section 22, Town 4, Range 2, Deerfield Township, Warren County, Ohio and being more particularly described as follows:

Phase 1

Being Unit 3280 (Clubhouse); Units 3306, 3308, 3294, and 3296 of Building 15 and Units 3322, 3324, 3326, and 3328 of Building 14, of Phase I of The Ravines at Timber's Edge Condominium, a condominium project as formed by the Declaration of Master Deed for The Ravines at Timber's Edge Condominium ("Declaration"), recorded on June 24, 1998 in Book 1561, Page 904, in the Warren County Recorder's Office, the plat of which is of record at Plat Book 41, Pages 14-21, in the Warren County Recorder's Office. An Affidavit to Correct Parcel Numbers verifying that Units 3294 and 3296 were erroneously designated as "3394 and 3396" was signed on June 30, 1998 and recorded in Book 1564, Page 892, in the Warren County Recorder's Office.

Phase 2

Being Units 3301, 3303, 3257; and 3255 of Building 2 and Units 3305, 3307, 3241, and 3239 of Building 1, of Phase II of The Ravines at Timber's Edge Condominium, as formed by the First Amendment to the Declaration, recorded on July 24, 1998, in Book 1479, Page 664, in the Warren County Recorder's Office, the plat of which is of record at Plat Book 41, Pages 58-61, in the Warren County Recorder's Office.

Phase 3

Being Units 3310, 3312, 3330, and 3332 of Building 12 and Units 3314, 3316, 3318, and 3320 of Building 13, of Phase III of The Ravines at Timber's Edge Condominium, as formed by the Second Amendment to the Declaration, recorded on May 19, 1999 in Book 1759, Page 922, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 44, Pages 84-88, in the Warren County Recorder's Office.

Phase 4

Being Units 3309, 3327, 3325, and 3311 of Building 4, of Phase IV of The Ravines at Timber's Edge Condominium, as formed by the Third Amendment to the Declaration, recorded on March 1, 2000, in Book 1908, Page 213, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 48, Pages 28-31 of the Warren County Recorder's Office, and re-recorded on February 14, 2001 in Book 2090, Page 213 of the Warren County Recorder's Office, the plat of which is of record at Plat Book 52, Pages 56-59 of the Warren County Recorder's Office.

Phase 5

Being Units 3313, 3315, 3321, and 3323 of Building 3, of Phase V of The Ravines at Timber's Edge Condominium, as formed by the Fourth Amendment to the Declaration, recorded on March 24, 2000, in Book 1920, Page 36 of the Warren County Recorder's Office, the plat of which is of record at Plat Book 48, Pages 67-70 of the Warren County Recorder's Office.

Phase 6

Being Units 3329, 3331, 3361, and 3363 of Building 5, of Phase VI of The Ravines at Timber's Edge Condominium, as formed by the Fifth Amendment to the Declaration, recorded on September 7, 2000 in Book 2004, Page 110, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 50, Pages 48-52, of the Warren County Recorder's Office.

Phase 7

Being Units 3333, 3335, 3355, and 3357 of Building 6 and Units 3365, 3367, 3373, and 3375 of Building 7, of Phase VII of The Ravines at Timber's Edge Condominium, as formed by the Sixth Amendment to the Declaration, recorded on December 20, 2000, in Book 2059, Page 223, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 51, Pages 81-87, of the Warren County Recorder's Office.

Phase 8

Being Units 3377, 3379, 3393, and 3395 of Building 8, of Phase VIII of The Ravines at Timber's Edge Condominium, as formed by the Seventh Amendment to the Declaration, recorded on April 20, 2001, in Book 2145, Page 798, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 53, Pages 12-15, of the Warren County Recorder's Office.

Phase 9

Being Units 3362, 3364, 3394, and 3396 of Building 10 and Units 3334, 3336, 3346, and 3348 of Building 11, of Phase IX of The Ravines at Timber's Edge Condominium, as formed by the Eighth Amendment to the Declaration, recorded on May 30, 2001, in Book 2181, Page 173, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 53 Pages 52-58, of the Warren County Recorder's Office.

Phase 10

Being Units 3397, 3399, 3417, and 3419 of Building 9, of Phase X of the Ravines at Timber's Edge Condominium, as formed by the Ninth Amendment to the Declaration, recorded on August 16, 2001, in Book 2256, Page 73, of the Warren County Recorder's Office, the plat of which is of record at Plat Book 54, Pages 51-54, of the Warren County Recorder's Office.

Unit Number**Parcel Number****Phase 1**

Building #3280 Clubhouse

3306	16-22-262-001
3308	16-22-262-002
3294	16-22-262-003
3296	16-22-262-004
3322	16-22-262-005
3324	16-22-262-006
3326	16-22-262-007
3328	16-22-262-008
	16-22-262-009

**Phase 2**

3301	16-22-262-012
3303	16-22-262-013
3257	16-22-262-014
3255	16-22-262-015
3305	16-22-262-016
3307	16-22-262-017
3241	16-22-262-018
3239	16-22-262-019

**Phase 3**

3310	16-22-262-022
3312	16-22-262-023
3330	16-22-262-024
3332	16-22-262-025
3314	16-22-262-026
3316	16-22-262-027
3318	16-22-262-028
3320	16-22-262-029

**Phase 4**

3309	16-22-262-061
3327	16-22-262-033
3325	16-22-262-034
3311	16-22-262-035



3313 16-22-262-038
3315 16-22-262-039
3321 16-22-262-040
3323 16-22-262-041



3329 16-22-262-044
3331 16-22-262-045
3361 16-22-262-046
3363 16-22-262-047



3333 16-22-262-050
3335 16-22-262-051
3355 16-22-262-052
3357 16-22-262-053
3365 16-22-262-055
3367 16-22-262-056
3373 16-22-262-057
3375 16-22-262-058



3377 16-22-262-062
3379 16-22-262-063
3393 16-22-262-064
3395 16-22-262-065



3362 16-22-262-068
3364 16-22-262-069
3394 16-22-262-070
3396 16-22-262-071
3334 16-22-262-072
3336 16-22-262-073
3346 16-22-262-074
3348 16-22-262-075



3397
3399
3417
3419

Phase 10

16-22-262-078
16-22-262-079
16-22-262-080
16-22-262-081

