

15/04
THE RAVINES AT TIMBER'S EDGE CONDOMINIUM
(Phase X)

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

I hereby certify that copies of the within Ninth Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium have been filed in the Office of the County Auditor, Warren County, Ohio.

WARREN COUNTY, OHIO AUDITOR

By Nick Nelson
Deputy 88

Date: 8-16, 2001

This Instrument Prepared By:

Jody T. Klekamp, Esq.
Keating, Maething & Klekamp, P.L.L.
1400 Provident Tower
One East Fourth Street
Cincinnati, Ohio 45202
(513) 579-6400

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

THE RAVINES AT TIMBER'S EDGE CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS:

A. That Ravines at Timber's Edge, Ltd., an Ohio limited liability company is the Declarant in the Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase I) recorded in Official Record Volume 1561, Page 904 of the Warren County, Ohio records as amended by the First Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase II) recorded in Official Record Book 1579, Page 664, of the Warren County, Ohio records, as amended by the Second Amendment to Declaration of Condominium Ownership for the Ravines at Timber's Edge Condominium (Phase III) recorded in Official Record Book 1759, Page 922 of the Warren County, Ohio records, and as amended by the Third Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase IV) recorded in Official Record Book 1908, Page 21 of the Warren County, Ohio records, as amended by the Fourth Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase V) recorded in Official Record Book 1920, Page 36 of the Warren County, Ohio records, as amended by the Fifth Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase VI) recorded in Official Record Book 2004, Page 110 of the Warren County, Ohio records, as amended by the Sixth Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase VII) recorded in Official Record Book 2059, Page 223 of the Warren County, Ohio records, as amended by the Seventh Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase VIII) recorded in Official Record Book 2145, Page 798 of the Warren County, Ohio records and as amended by the Eighth Amendment to Declaration of Condominium Ownership for The Ravines at Timber's Edge Condominium (Phase IX) recorded in Official Record Book 2181, Page 173 of the Warren County, Ohio records (collectively, the "Declaration"), the Drawings for which are recorded in Plat Book 41, Pages 14-21 (Phase I), in Plat Book 41, Pages 58-61 (Phase II), in Plat Book 44, Pages 84-89 (Phase III), in Plat Book 48, Pages 28-31 (Phase IV), in Plat Book 48, Pages 67-70 (Phase V), in Plat Book 50, Pages 48-52 (Phase VI), in Plat Book 51, Pages 81-87 (Phase VII), in Plat Book 53, Pages 12-15 (Phase VIII) and in Plat Book 53, Pages 52-59 all of the Warren County, Ohio records (collectively, the "Drawings"), and

B. That Declarant, in Article 11 of the Declaration, has reserved the right to amend the Declaration and the Drawings attached as Exhibit C-1 through C-48 and all other exhibits attached thereto and made a part thereof in all ways necessary to submit additional property pursuant to Chapter 5311 of the Ohio Revised Code; and

C. That Declarant desires to submit all of the property presently described as Parcel 10 in Exhibit B to the Declaration into a new tract which will be known as "Phase X"; and

D. That Declarant desires to submit Phase X described in Exhibit A attached hereto and made a part hereof, together with all improvements constructed thereon, to the provisions of the Declaration and of Chapter 5311 of the Ohio Revised Code, and to make Phase X, together with all improvements constructed thereon, a part of the Condominium Property; and

NOW, THEREFORE, Declarant hereby declares as follows:

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

2. Declarant owns the property described as Phase X in Exhibit A 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. This 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 included in and made part of the Condominium Property, subject to the easements described in Exhibit C-49 attached hereto and made a part hereof and all other easements, restrictions, covenants and conditions of record.

3. Declarant further hereby amends the Declaration by deleting the second sentence of the first paragraph of Section 1.1 thereof and by inserting in place thereof the following:

"The Condominium Property consists of the Recreational Facilities, the Roadway and fifteen (15) buildings situated thereon, which contain residential units. The fifteen (15) residential buildings contain sixty (60) residential units (collectively, hereinafter sometimes described and referred to as "Units"), and the Recreational Facilities."

4. Declarant further hereby amends the Declaration by adding thereto the drawings attached hereto and marked as Exhibits C-49 through C-52 to show the location, together with the particulars, of the buildings situated on Phase X as described in Exhibit A hereto; the layout, locations, designations, dimensions, area and number of each such Unit of Phase X; and the Common Areas and Facilities and Limited Common Areas and Facilities located on Phase X. These drawings were prepared by and bear the certified statement of Charles Klueener, registered surveyor and David S. Pyzoha, registered engineer, as required by Section 5311.07 of the Ohio Revised Code.

5. Declarant further hereby amends the Declaration by adding to the legal description captioned "Exhibit A, Parcel 1" attached to the Declaration, the legal description of Phase X described in Exhibit A attached hereto. Phase X shall be deemed and shall be a part of "Parcel 1" of the Condominium Property as such phrase is used in the Declaration.

6. Declarant further hereby amends the Declaration by deleting all references to Exhibit B and all references to the Additional Property.

7. Declarant further hereby amends the Declaration by deleting therefrom Exhibit E attached to the Declaration and substituting in its place a new Exhibit E which is attached hereto.

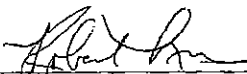
8. All provisions of the Declaration and of all exhibits thereto not affected by the foregoing Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, Ravines at Timber's Edge, Ltd., an Ohio limited liability company, by its duly authorized member has consented to all of the foregoing and have caused this instrument to be executed this 10th day of August, 2001.

Signed and Acknowledged
In The Presence Of:

RAVINES AT TIMBER'S EDGE, LTD.,
an Ohio limited liability company


Print: Amber McIntosh

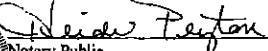
By: 
Name: Robert Lowe
Its: Managing Member


Print: Kevin J. Rolf

STATE OF OHIO)
) ss:
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 10th day of August, 2001, by Robert Lowe as MANAGING MEMBER of Ravines at Timber's Edge, Ltd., an Ohio limited liability company, on behalf of the limited liability company.




Notary Public

This Instrument Prepared By:

Jody T. Klekamp, Esq.
Keating, Muething & Klekamp, P.L.L.
1400 Provident Tower
One East Fourth Street
Cincinnati, Ohio 45202
(513) 579-6954

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PHASE 10
THE RAVINES AT TIMBER'S EDGE
 June 25, 2001

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

Beginning at the southwest corner of "The Ravines at Timber's Edge, Ltd." as recorded in O.R. 1436 Pg. 718, said point also being in the northerly right-of-way line of Catalina Drive, and the True Place of Beginning for tract herein described;

Thence along the westerly line of said "The Ravines at Timber's Edge, Ltd." For the next two courses:

North 29° 15' 00" East, 164.51 feet;

North 42° 15' 00" East, 59.37 feet;

Thence along a new division line, South 47° 45' 00" East, 83.47 feet to the northwest corner of "The Ravines at Timber's Edge Condominium Phase B";

Thence southerly along the westerly line of said "Phase B", South 00° 28' 40" East, 155.14 feet to the northerly right-of-way line of Catalina Drive.

Thence westerly along said right of way line a non-tangent curve to the right (Radius=563.72 feet and bears North 7° 01' 25" East, Delta=0° 54' 24"), a chord bearing and distance of North 62° 31' 23" West, 8.92 feet to a;


Thence westerly along said right of way line, North 82° 04' 11" West, 131.23 feet to a 1/2" iron pin found;

Thence westerly along said right of way line a tangent curve to the left (Radius=597.98 feet and bears South 7° 55' 49" West, Delta=4° 17' 01"), a chord bearing and distance of North 84° 12' 41" West, 44.70 feet to a 1/2" iron pin found to the place of beginning, containing 0.559 acres, more or less.


Being part of that property conveyed to The Ravines at Timber's Edge, LTD by deed recorded in official Records Volume 1436 Page 718 of the Warren County Recorder's Office.

The above description is based on a survey prepared by Henderson & Bodwell dated December 17, 1995, and is subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

EMH&T Engineers


 Charles J. Kueener
 Ohio Registered Surveyor No. 8057

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Old	16-22-262-077	559 Ac
New	16-22-262-078	Unit 3397
	16-22-262-079	3399
	16-22-262-080	3417
	16-22-262-081	3419
	16-22-262-082	C/A
16 AUG 01	Norlem	

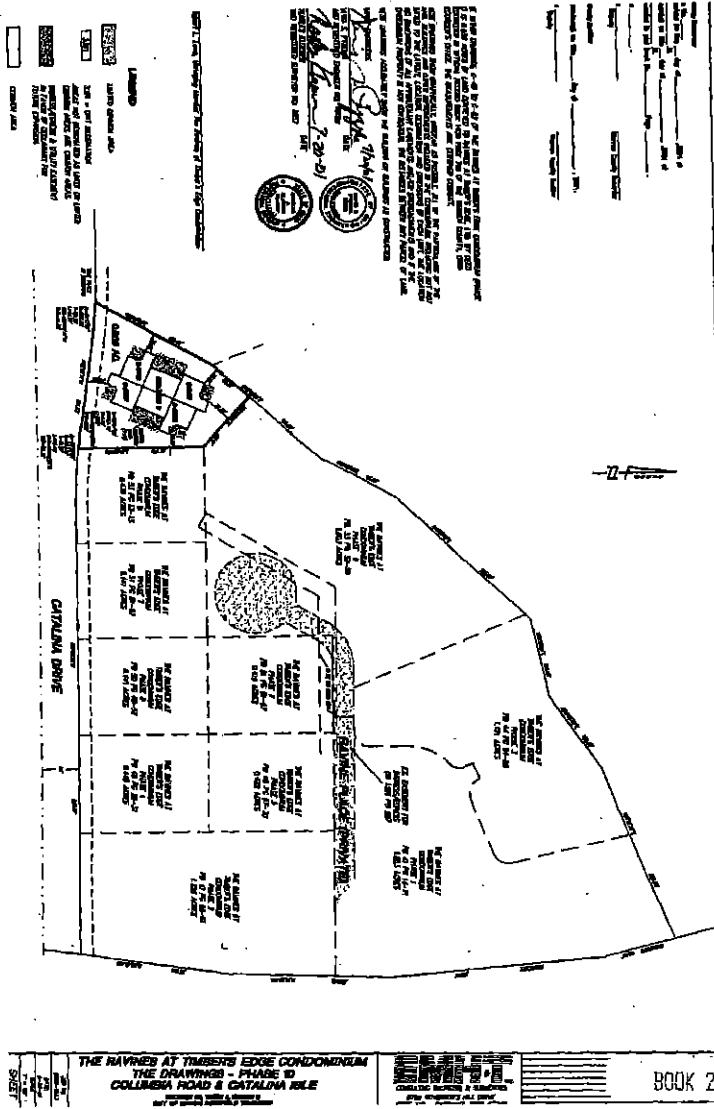


EXHIBIT C

NO.	1
REV.	1
DATE	1-1-77
BY	1-1-77
CHKD	1-1-77
APP'D	1-1-77

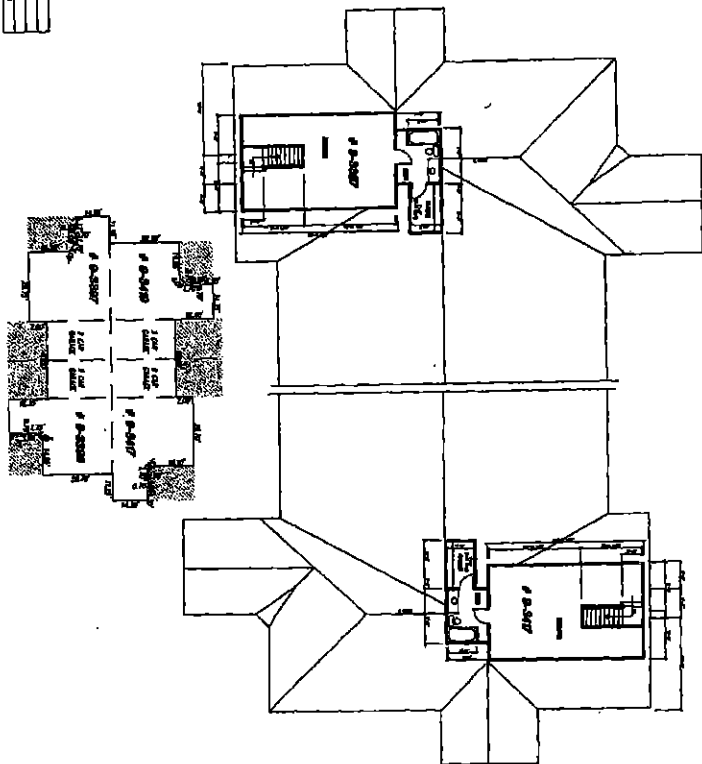


EXHIBIT C

EMH-T
 8790 DOWNSIDE AVE. SUITE 110
 DOWNSIDE, MD 21034
 301-271-8700 FAX 301-271-8701

THE DRAWING AT THIS SCALE
 IS FOR INFORMATION ONLY
 THE DRAWING IS NOT TO BE
 USED FOR CONSTRUCTION

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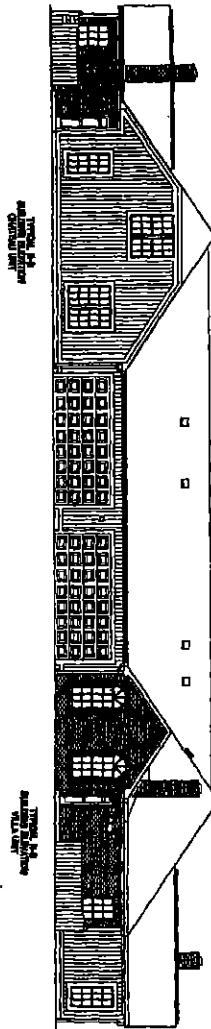
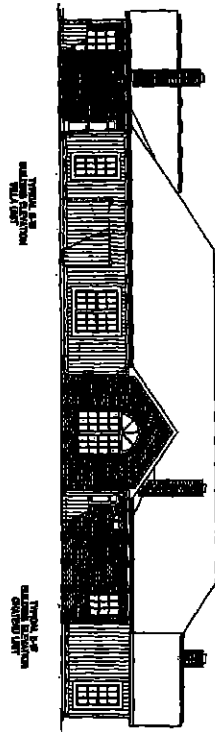


EXHIBIT C

DATE
BY
CHECKED
DATE

EMIT

2700 GOWAN RD. NEW YORK, N.Y. 10023
DATE 10-1-68
212-687-6000 FAX 212-687-6000

THE RAVEN AT TIMBER
EIGHT CONDOMINIUM
THE DRAWINGS - PHASE 20

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EXHIBIT "E"

**PERCENTAGE OWNERSHIP INTEREST
IN COMMON AREAS AND FACILITIES**

THE RAVINES AT TIMBER'S EDGE CONDOMINIUM

To calculate the percentage of interest, divide the respective Unit's Par Value by the aggregate amount of Par Value for all Units.

<u>Building</u>	<u>Unit</u>	<u>Model Type</u>	<u>Par Value of Unit</u>	<u>Percentage Interest in Common Areas</u>
14	3324 Ravine Place	Villa	100	1.5337%
14	3322 Ravine Place	Chateau	100	1.5337%
14	3326 Ravine Place	Chateau	100	1.5337%
14	3328 Ravine Place	Villa	100	1.5337%
15	3306 Ravine Place	Canterbury	120	1.8405%
15	3308 Ravine Place	Abbey	120	1.8405%
15	3296 Ravine Place	Canterbury	120	1.8405%
15	3294 Ravine Place	Canterbury	120	1.8405%
1	3307 Ravine Place	Villa	100	1.5337%
1	3305 Ravine Place	Chateau	100	1.5337%
1	3239 Ravine Place	Chateau	100	1.5337%
1	3241 Ravine Place	Villa	100	1.5337%
2	3303 Ravine Place	Villa	100	1.5337%
2	3301 Ravine Place	Chateau	100	1.5337%
2	3255 Ravine Place	Chateau	100	1.5337%
2	3257 Ravine Place	Villa	100	1.5337%

<u>Building</u>	<u>Unit</u>	<u>Model Type</u>	<u>Par Value of Unit</u>	<u>Percentage Interest in Common Areas</u>
12A	3330 Ravine Place	Canterbury	120	1.8405%
12B	3332 Ravine Place	Abbey	120	1.8405%
12C	3310 Ravine Place	Abbey	120	1.8405%
12D	3312 Ravine Place	Canterbury	120	1.8405%
13A	3316 Ravine Place	Canterbury	120	1.8405%
13B	3314 Ravine Place	Abbey	120	1.8405%
13C	3318 Ravine Place	Abbey	120	1.8405%
13D	3320 Ravine Place	Canterbury	120	1.8405%
4A	3327 Ravine Place	Villa	100	1.5337%
4B	3325 Ravine Place	Chateau	100	1.5337%
4C	3309 Ravine Place	Chateau	100	1.5337%
4D	3311 Ravine Place	Villa	100	1.5337%
3	3323 Ravine Place	Villa	100	1.5337%
3	3321 Ravine Place	Chateau	100	1.5337%
3	3313 Ravine Place	Chateau	100	1.5337%
3	3315 Ravine Place	Villa	100	1.5337%
5	3363 Ravine Place	Canterbury	120	1.8405%
5	3361 Ravine Place	Abbey	120	1.8405%
5	3329 Ravine Place	Abbey	120	1.8405%
5	3331 Ravine Place	Canterbury	120	1.8405%

<u>Building</u>	<u>Unit</u>	<u>Model Type</u>	<u>Par Value of Unit</u>	<u>Percentage Interest in Common Areas</u>
6	3357 Ravine Place	Villa	100	1.5337%
6	3355 Ravine Place	Chateau	100	1.5337%
6	3333 Ravine Place	Chateau	100	1.5337%
6	3335 Ravine Place	Villa	100	1.5337%
7	3375 Ravine Place	Canterbury	120	1.8405%
7	3373 Ravine Place	Abbey	120	1.8405%
7	3365 Ravine Place	Abbey	120	1.8405%
7	3367 Ravine Place	Canterbury	120	1.8405%
8	3395 Ravine Place	Canterbury	120	1.8405%
8	3393 Ravine Place	Abbey	100	1.5337%
8	3377 Ravine Place	Abbey	100	1.5337%
8	3379 Ravine Place	Canterbury	120	1.8405%
10	3394 Ravine Place	Canterbury	120	1.8405%
10	3396 Ravine Place	Abbey	100	1.5337%
10	3364 Ravine Place	Abbey	100	1.5337%
10	3362 Ravine Place	Canterbury	120	1.8405%
11	3346 Ravine Place	Canterbury	120	1.8411%
11	3348 Ravine Place	Abbey	100	1.5337%
11	3336 Ravine Place	Abbey	100	1.5337%
11	3334 Ravine Place	Canterbury	120	1.8411%

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<u>Building</u>	<u>Unit</u>	<u>Model Type</u>	<u>Par Value of Unit</u>	<u>Percentage Interest in Common Areas</u>
9	3419	Villa	100	1.5337%
9	3417	Chateau	100	1.5337%
9	3397	Chateau	100	1.5337%
9	3399	Villa	100	1.5337%
		Total:	6,520	100%

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CONSENT OF MORTGAGEE

The Provident Bank, an Ohio banking corporation and the holder of a certain Open-End Mortgage, Security Agreement and Assignment of Rents, Income and Proceeds to the premises dated October 28, 1997 and recorded October 31, 1997 in Official Record Book 1436, Page 721 of the Warren County, Ohio Recorder's, hereby consents to the execution and delivery of the foregoing Ninth Amendment to Declaration of Condominium Ownership, with exhibits thereto (the "Declaration"), and to the filing thereof, in the office of the County Recorder of Warren County, Ohio, and further subjects the above-described mortgage to the provisions of the foregoing Declaration with attached exhibits.

IN WITNESS WHEREOF, The Provident Bank, by its authorized officer, has caused the execution of this Consent this 4th day of July, 2001.

Signed and acknowledged
in the presence of:

THE PROVIDENT BANK

Barbara K. Walkenhorst
Print: BARBARA K. WALKENHORST
Christi Y. Davis
Print: CHRISTI Y. DAVIS

By: James H. Beck
Name: James H. Beck
Its: Vice President

STATE OF OHIO)
 : SS:
COUNTY OF HAMILTON)



CHRISTI Y. DAVIS
Notary Public, State of Ohio
My Commission Expires Feb. 18, 2003

The foregoing instrument was acknowledged before me this 4th day of July, 2001, by James H. Beck, as Vice President of The Provident Bank, an Ohio banking corporation, on behalf of the corporation.

Christi Y. Davis
Notary Public

This Instrument prepared by:

Jody T. Klekamp, Esq.
KEATING, MUETHING & KLEKAMP, P.L.L.
1400 Provident Tower
One East Fourth Street
Cincinnati, Ohio 45202
(513) 579-6954
874841.1

TRANSFERRED
AUG 16 2001
SEE 1518 210 COMPLETED WITH
RICK NELSON, Auditor
WARREN COUNTY, OHIO

BOOK 2256 PAGE 86

BEN JERARD - JAMES CLAY RECORD
Doc # 25265 Type: PHOTO
Filed: 8/17/2001 8:31:32 \$ 55.00
CR Volume: 2256 Page: 23 Return: N
Reels: 14214 Page: 15
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