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THE RAVINES AT TIMBER'S EDGE CONDOMINIUM  
(Phase VIII)

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

I hereby certify that copies of the within Seventh 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

*Mark Nelson*  
By *Elaine Salter*  
Deputy

Date: *April 20*, 2001

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) 579-6400

SEVENTH 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 and 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 (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) and in Plat Book 51, Pages 81-87 (Phase VII), 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-37 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 part of the property presently described as Parcel 8 in Exhibit B to the Declaration into a new tract which will be known as "Phase VIII"; and

D. That Declarant desires to submit Phase VIII 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 VIII, together with all improvements constructed thereon, a part of the Condominium Property; and

E. That Declarant desires to attach, in addition to a legal description for Phase VIII in Exhibit A hereto, a legal description for Parcel 9, which is described in Exhibit B attached hereto and made a part hereof, for which Parcel 9 Declarant reserves all of the rights described in Article 11 of the Declaration.

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 VIII 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-38 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 has forty-eight (48) residential units in twelve (12) separate buildings (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-38 through C-41 to show the location, together with the particulars, of the buildings situated on Phase VIII as described in Exhibit A hereto; the layout, locations, designations, dimensions, area and number of each such Unit; and the Common Areas and Facilities and Limited Common Areas and Facilities located on Phase VIII. These drawings were prepared by and bear the certified statement of Charles Kluener, 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 VIII described in Exhibit A attached hereto. Phase VIII 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 revising the legal description set forth in Exhibit B attached to the Declaration to the description attached as Exhibit B hereto and described as Parcel 9.

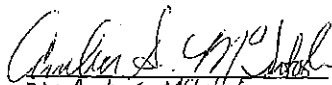
7. Declarant further hereby amends the Declaration by deleting therefrom Exhibit E attached to the Declaration and substituting in its place a new Exhibit E which is attached hereto.

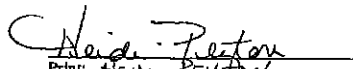
8. Declarant hereby reserves all rights held by it pursuant to Article 11 of the Declaration with respect to what is described in Exhibit B to the original Declaration for all or any part of what is now described as Parcel 9 in Exhibit B attached hereto.

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

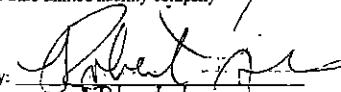
IN WITNESS WHEREOF, Ravines at Timber's Edge, Ltd., an Ohio limited liability company, by its duly authorized member has consented to all of the foregoing and have caused this instrument to be executed this 19th day of April, 2001.

Signed and Acknowledged  
In The Presence Of:

  
Print: Amber McIntosh

  
Print: HEIDI PEYTON

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

By:   
Name: Robert Love  
Its: Managing Member

STATE OF OHIO                    )  
                                      ) ss:  
COUNTY OF WARREN            )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of APRIL, 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.



Heidi Peyton  
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

NOTARY PUBLIC STATE OF OHIO  
MY COMMISSION EXPIRES 5-18-05

**EXHIBIT A**

**DESCRIPTION OF PROPERTY  
PHASE 8  
THE RAVINES AT TIMBER'S EDGE  
March 14, 2001**

*16-22-262-060 R*

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

Beginning at the southwesterly corner of "The Ravines at Timber's Edge Condominium Phase 7" as recorded in Plat Book 51 pages 81-87, said point also being in the northerly Right-of-Way line of Catalina Drive and the TRUE PLACE OF BEGINNING;

Thence westerly along said Right-of-Way line of Catalina Drive, South 89° 33' 20" West, 48.73 feet to the base of a bent 1/4" iron pin;

Thence westerly along a tangent curve to the right (Radius= 563.72 feet and bears North 0° 28' 40" West, Delta= 7° 28' 05"), a chord bearing and distance of North 88° 42' 38" West, 73.42 feet to the True Place of Beginning;

Thence along new division lines for the following 2 courses:

North 0° 28' 40" West 155.14 feet;

North 89° 33' 20" East 120.00 feet to the northwesterly corner of "The Ravines at Timber's Edge Condominium Phase 7" as recorded in plat book 51 pages 81-87;

Thence southerly along the westerly line of said "Phase 7", South 0° 28' 40" East 159.92 feet to the northerly Right-of-Way line of Catalina Drive and the place of beginning, and containing 0.438 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 1438 Page 718 of the Warren County Recorder's Office.

The above description is based on a survey prepared by Henderson & Bodwell dated December 17, 1998, 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. Guener*  
Charles J. Guener  
Ohio Registered Surveyor No. 8057

APPROVED  
WARREN CO. MAP DEPT.

DATE *3/14/01*  
BY *[Signature]*

*OLD 16-22-262-060 2.800 AC. R.*  
*NEW 16-22-262-062 UNIT 8-3377*  
*NEW 16-22-262-063 UNIT 8-3379*  
*NEW 16-22-262-064 UNIT 8-3393*  
*NEW 16-22-262-065 UNIT 8-3395*  
*NEW 16-22-262-066 COMMON AREA*  
*REM 16-22-262-067 2.362 AC. R.*

**EXHIBIT B**

**DESCRIPTION OF ADDITIONAL PROPERTY  
PHASE 8  
THE RAVINES AT TIMBER'S EDGE  
March 14, 2001**

16-22-262-0678

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

Beginning at the southwesterly corner of "The Ravines at Timber's Edge Condominium Phase 7" as recorded in plat book 81 pages 81-87, said point also being in the northerly Right-of-Way line of Catalina Drive;

Thence westerly along said Right-of-Way line of Catalina Drive for the following 2 courses:

South 89° 33' 20" West, 46.73 feet to the base of a bent 1/2" iron pin;

Thence westerly along a tangent curve to the right (Radius= 563.72 feet and bears North 0° 26' 40" West, Delta= 4° 17' 01"), a chord bearing and distance of North 86° 42' 38" West, 73.42 feet to the True Place of Beginning;

Thence westerly along a 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 82° 31' 23" West, 8.92 feet;

Thence westerly, North 82° 04' 14" West, 131.23 feet to a 1/2" iron pin found;

Thence westerly along a tangent curve to the left (Radius= 587.88 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;

Thence northerly leaving said Right-of-Way, following the westerly lines of the original deed as recorded in OR 1438 Page 718, North 28° 15' 00" East, 164.51 feet;

Thence northeasterly, North 42° 18' 00" East, 178.00 feet;

Thence northerly, North 28° 00' 00" East, 101.00 feet;

Thence northeasterly, North 42° 38' 00" East, 222.23 feet to the northwesterly corner of "The Ravines at Timber's Edge Condominium Phase 3" as recorded in plat book 44 pages 84-88;

Thence southerly along the westerly line of said "Phase 3", South 22° 37' 30" East, 233.81';

Thence easterly along the southerly line of said "Phase 3", North 89° 33' 20" East, 35.04 feet;

Thence southerly, South 00° 28' 40" East, 25.00 feet;

Thence westerly, South 89° 33' 20" West, 100.98 feet;

Thence southerly, South 00° 28' 40" East, 151.90 feet;

Thence westerly, South 89° 33' 20" West, 120.00 feet;

Thence along new division line:  
South 89° 33' 20" West, 120.00 feet;  
South 00° 28' 40" East, 155.14 feet to the place of beginning, containing 2.362 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 1438 Page 718 of the Warren County Recorder's Office.

The above description is based on a survey prepared by Henderson & Bodwell dated December 17, 1998, 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. Kugler*  
Charles J. Kugler  
Ohio Registered Surveyor No. 6057

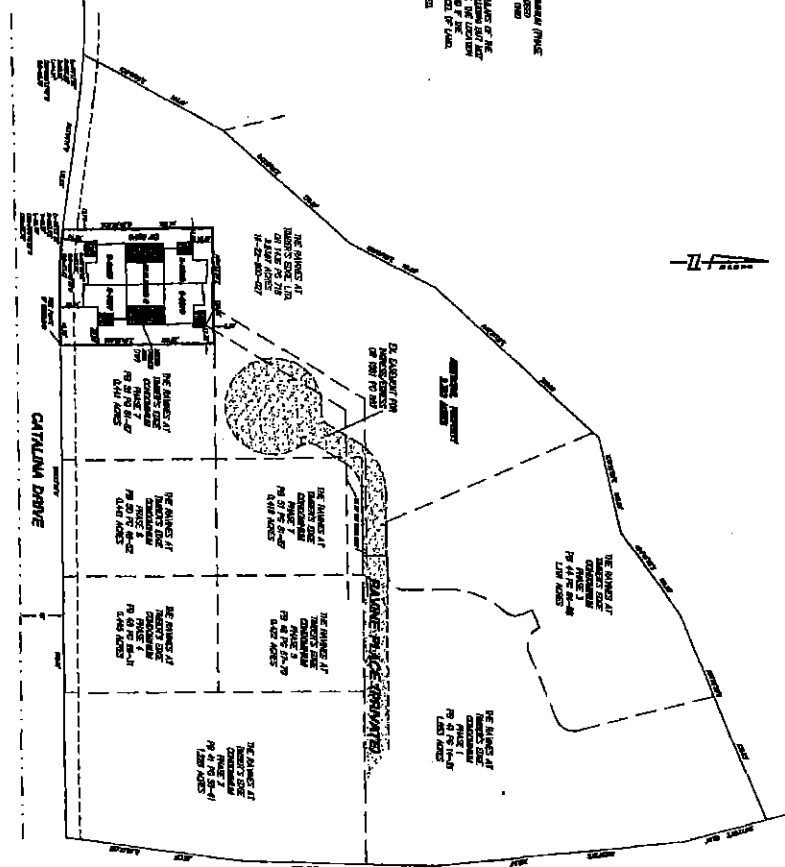

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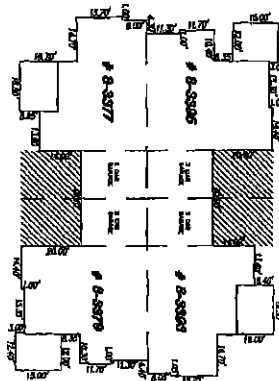
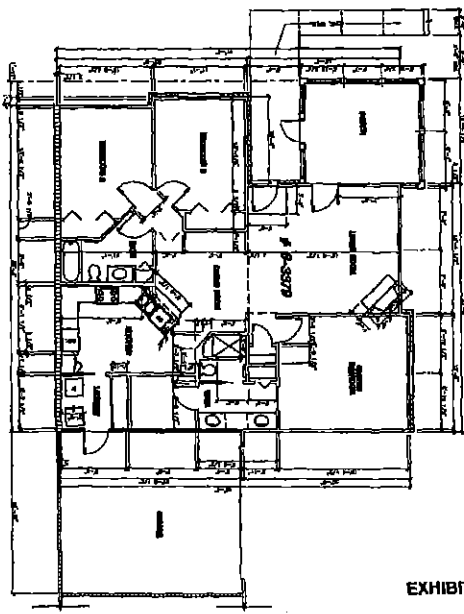
EXHIBIT C

BOOK 2145 PAGE 805

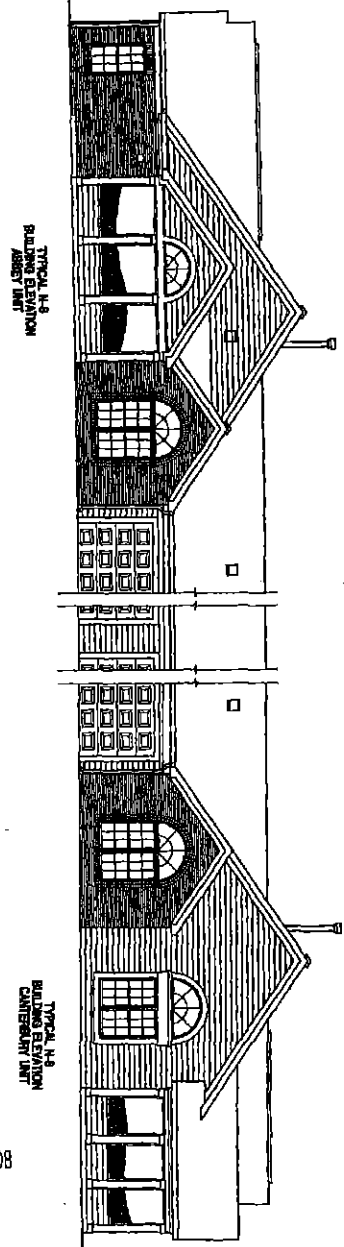
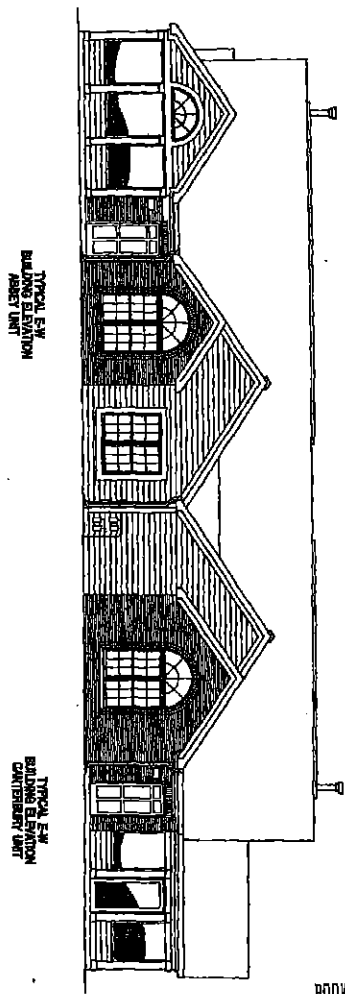
SHEET 0-38	THE RAVINES AT TIMBERS EDGE CONDOMINIUM THE DRAWINGS - PHASE B COLUMBIA ROAD @ CATALINA ISLE		CATALINA EDITION 1978	1000 CONDOMINIUM HILL DRIVE SUITE 110 COLUMBIA ROAD 4000 G.P. 44-001 (P.A. 11-22-78)	1000 CONDOMINIUM HILL DRIVE SUITE 110 COLUMBIA ROAD 4000 G.P. 44-001 (P.A. 11-22-78)
	SECTION 06, ITEM 1, PART 1 CITY OF ANCHORAGE COMMUNITY DEVELOPMENT ANCHORAGE, ALASKA	1000 CONDOMINIUM HILL DRIVE SUITE 110 COLUMBIA ROAD 4000 G.P. 44-001 (P.A. 11-22-78)	1000 CONDOMINIUM HILL DRIVE SUITE 110 COLUMBIA ROAD 4000 G.P. 44-001 (P.A. 11-22-78)	1000 CONDOMINIUM HILL DRIVE SUITE 110 COLUMBIA ROAD 4000 G.P. 44-001 (P.A. 11-22-78)	1000 CONDOMINIUM HILL DRIVE SUITE 110 COLUMBIA ROAD 4000 G.P. 44-001 (P.A. 11-22-78)







BOOK 2145 PAGE 807



BOOK 2145 PAGE 808

EXHIBIT C

24 SHEET 1		8790 GOVERNOR'S HILL DRIVE SUITE 110 CHICAGO, IL 60631 TEL: 312-697-8701 FAX: 312-697-8703	THE RAVINES AT TIMBER'S EDGE CONDOMINIUM THE DRAWINGS - PHASE 8 SECTION 8A, 8B & 8C CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
		CONSULTING ENGINEERS & ARCHITECTS	

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	1.9084%
14	3322 Ravine Place	Chateau	100	1.9084%
14	3326 Ravine Place	Chateau	100	1.9084%
14	3328 Ravine Place	Villa	100	1.9084%
15	3306 Ravine Place	Canterbury	120	2.2901%
15	3308 Ravine Place	Abbey	120	2.2901%
15	3296 Ravine Place	Canterbury	120	2.2901%
15	3294 Ravine Place	Canterbury	120	2.2901%
1	3307 Ravine Place	Villa	100	1.9084%
1	3305 Ravine Place	Chateau	100	1.9084%
1	3239 Ravine Place	Chateau	100	1.9084%
1	3241 Ravine Place	Villa	100	1.9084%
2	3303 Ravine Place	Villa	100	1.9084%
2	3301 Ravine Place	Chateau	100	1.9084%
2	3255 Ravine Place	Chateau	100	1.9084%
2	3257 Ravine Place	Villa	100	1.9084%

- 2 -

<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	2.2901%
12B	3332 Ravine Place	Abbey	120	2.2901%
12C	3310 Ravine Place	Abbey	120	2.2901%
12D	3312 Ravine Place	Canterbury	120	2.2901%
13A	3316 Ravine Place	Canterbury	120	2.2901%
13B	3314 Ravine Place	Abbey	120	2.2901%
13C	3318 Ravine Place	Abbey	120	2.2901%
13D	3320 Ravine Place	Canterbury	120	2.2901%
4A	3327 Ravine Place	Villa	100	1.9084%
4B	3325 Ravine Place	Chateau	100	1.9084%
4C	3309 Ravine Place	Chateau	100	1.9084%
4D	3311 Ravine Place	Villa	100	1.9084%
3	3323 Ravine Place	Villa	100	1.9084%
3	3321 Ravine Place	Chateau	100	1.9084%
3	3313 Ravine Place	Chateau	100	1.9084%
3	3315 Ravine Place	Villa	100	1.9084%
5	3363 Ravine Place	Canterbury	120	2.2901%
5	3361 Ravine Place	Abbey	120	2.2901%
5	3329 Ravine Place	Abbey	120	2.2901%

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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>
5	3331 Ravine Place	Canterbury	120	2.2901%
6	3357 Ravine Place	Villa	100	1.9084%
6	3355 Ravine Place	Chateau	100	1.9084%
6	3333 Ravine Place	Chateau	100	1.9084%
6	3335 Ravine Place	Villa	100	1.9084%
7	3375 Ravine Place	Canterbury	120	2.2901%
7	3373 Ravine Place	Abbey	120	2.2901%
7	3365 Ravine Place	Abbey	120	2.2901%
7	3367 Ravine Place	Canterbury	120	2.2901%
8	3395 Ravine Place	Canterbury	120	2.2901%
8	3393 Ravine Place	Abbey	100	1.9081%
8	3377 Ravine Place	Abbey	100	1.9081%
8	3379 Ravine Place	Canterbury	120	2.2901%
Total:			5,240	100%

\*As additional Units are added to the Condominium, the various Unit's percentage of interest in Common Areas and Facilities above will decrease accordingly.

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 Seventh 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 22nd day of March, 2001.

Signed and acknowledged  
in the presence of:

THE PROVIDENT BANK

Cynthia A. Strathmann  
Print: Cynthia A. Strathmann  
Kimberly Perry  
Print: Kimberly Perry

By: George H. Fulford  
Name: George H. Fulford  
Its: Vice President

STATE OF OHIO )  
: ss:  
COUNTY OF HAMILTON )

The foregoing instrument was acknowledged before me this 22nd day of March, 2001, by George H. Fulford, as Vice President of The Provident Bank, an Ohio banking corporation, on behalf of the corporation.

Cynthia A. Strathmann  
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



CYNTHIA A. STRATHMANN  
Notary Public, State of Ohio  
My Commission Expires May 31, 2004

847467.1

BOOK 2145 PAGE 812

2.50 p.  
**TRANSFERRED**  
APR 20 2001  
SEC. 319.202 COMPLIED WITH  
NICK NELSON, Auditor  
WARREN COUNTY, OHIO

BOOK 2145 PAGE 813

JOHN GEORGE - WARREN COUNTY REGISTER  
Doc # 22564 TYPE GRANT DEED A  
711661 4/22/2001 3:35:21 1 70.00  
ON Release 2145 Page 799 Release: N  
Amount \$5000000  
County 15