

D.R. 6041 PAGE 1006

9600043841  
Filed for Record in  
BUTLER COUNTY, OHIO  
JOYCE B THALL  
On 08-01-1996 At 03:29 pm.  
DECL 58.00  
Vol. 6041 Page 1006

**SECOND AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOW OF WILDWOOD CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP (this "Amendment") is made as of the 24 day of July, 1996, by TOWNE DEVELOPMENT GROUP, LTD., an Ohio limited liability company ("Declarant").

**I. RECITALS**

A. Declarant is the owner/developer of certain real estate located in the City of Fairfield, Butler County, Ohio, consisting of approximately 19.4 acres and commonly known as The Meadow of Wildwood Condominium (the "Property"), which Property is legally described on Exhibit A-1 attached hereto and by this reference incorporated herein.

B. Declarant previously submitted a portion of the Property to the condominium form of ownership pursuant to Chapter 5311 of the Ohio Revised Code, and established certain covenants, easements, conditions and restrictions for the Property, all as set forth in that certain DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MEADOW OF WILDWOOD CONDOMINIUM, dated as of March 28, 1996, and recorded on April 11, 1996 in Official Records Volume 6011, Page 610 of the Butler County, Ohio Records, which was supplemented by that certain Supplement to Declaration of Condominium Ownership, dated as of April 26, 1996, and recorded on May 7, 1996 in Official Records Volume 6018, Page 731 of the Butler County, Ohio Records, and later amended by that certain First Amendment to Declaration of Condominium Ownership, dated as of June 28, 1996, and recorded on July 12, 1996 in Official Records Volume 6036, Page 669 of the Butler County, Ohio Records, (as supplemented and amended, the "Declaration").

C. Declarant intends to amend the Declaration to reflect the addition of certain additional portions of the Property to the Condominium Property.

**II. DEFINITIONS**

All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration.

329020.01/July 23, 1996

**1 TRANSFER NOT NECESSARY**  
**KAY ROGERS**  
**BY 7-31-96 DEPT:**  
**AUDITOR, BUTLER CO., OHIO**

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### III. AMENDMENTS

The Declaration is hereby amended as follows:

A. As provided in Article IX of the Declaration, Declarant hereby adds Garage Building B (containing Garage Units 1-16) to the Condominium Property, which area was previously designated as Future Expansion Area on the Drawings, all as depicted on attached Exhibit A-2 and Exhibit C - page 38. Accordingly, attached Exhibit A-2 shall hereafter be deemed substituted for Exhibit A-2 attached to the Declaration and attached Exhibit C - page 38 shall hereafter be deemed added to Exhibit C attached to the Declaration.

B. In accordance with the terms of the Declaration, Exhibit D to the Declaration has been revised to reflect the Unit Owners' percentage of ownership of Common Areas. Accordingly, attached Exhibit D shall hereafter be deemed substituted for Exhibit D attached to the Declaration.

### IV. MISCELLANEOUS

Except as amended herein, the Declaration shall remain in full force and effect.

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24 IN WITNESS WHEREOF, the undersigned has executed this Amendment on July 1996.

Signed and acknowledged in the presence of:

TOWNE DEVELOPMENT GROUP, LTD.  
an Ohio limited liability company

Judy Daley-Wright

By: Philip T. Montanus

Print Name: JUDY DALEY-WRIGHT

Print Name: PHILIP T. MONTANUS

Member

Marcella A. Davis

Print Name: Marcella A. Davis

STATE OF OHIO )  
 ) SS:  
COUNTY OF HAMILTON )

The foregoing instrument was acknowledged before me, a notary public, this 24<sup>th</sup> day of July, 1996 by Philip T. Montanus, a Member of TOWNE DEVELOPMENT GROUP, LTD., an Ohio limited liability company, on behalf of such company.



Marcella A. Davis  
Notary Public

Marcella A. Davis (Sheehan)  
Notary Public, State of Ohio  
My Commission Expires Sept. 16, 1997

This Instrument Prepared By:  
Susan M. Lucci, Esq.  
FROST & JACOBS  
2500 PNC Center  
201 East Fifth Street  
Cincinnati, Ohio 45202-4182



**R.D. Zande  
&  
Associates, Inc.**

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August 24, 1995

**DESCRIPTION:**

The Meadow At Wildwood  
Lot Combination

**LOCATION:**

City of Fairfield  
Butler County, Ohio

Situated in the City of Fairfield, Fairfield Township, Butler County Ohio, in Section 21, Township 2, Range 2, being New Lot 12318 of the City of Fairfield, formerly known as Lot 11550 and part of Lot 9545 of the City of Fairfield and being those properties conveyed to Towne Land Company as recorded in Volume 1648, Page 324, Volume 1651, Page 441 and Deed Book 1704, Page 499, as surveyed by R. D. Zande and Associates, Inc., Consulting Engineers on February 27, 1995, under the direction of Michael J. Lange, P.S., Registered Surveyor No. 7522 in Ohio, and being more particularly described as follows;

Begin at a found iron pin in concrete at the northwest corner of Lot 11397 of The Fairways Of Wildwood, Section D, Block "A" as recorded in Plat Volume 1863, Pages A and B, also being the northeast corner of that property conveyed to Towne Land Company as recorded in Deed Book 1704, Page 499, being the Point Of Beginning of this description;

- thence from the Point Of Beginning, along the west line of Lot 11397 of The Fairways of Wildwood, Section D, Block "A", South 20° 35' 04" East, 112.18 feet to a found 1/2" iron pin;
- thence continuing along the west line of Lot 11397 of The Fairways of Wildwood, Section D, Block "A", South 58° 54' 43" West, 27.95 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD";
- thence along the division line for Lot 11397 of The Fairways of Wildwood, Section D, Block "A" as recorded in Deed Book 1704, Page 499, South 29° 05' 17" East, 62.25 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD" in the north right-of-way line of Woodside Drive;
- thence along the north right-of-way line of Woodside Drive, along a curve to the left, having a central angle of 01° 42' 04", a radius of 225.00 feet, 6.68 feet, and having a chord bearing of South 61° 45' 45" West, 6.68 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD";

**EXHIBIT A-1**

1237 DUBLIN ROAD • COLUMBUS, OHIO 43215 • (614) 486-4383 • FAX (614) 486-4387 • 1-800-340-2743

10560 ASHVIEW PLACE • SUITE 110 • CINCINNATI, OHIO 45242 • (513) 769-5009 • FAX (513) 769-5030

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- thence continuing along the north right-of-way line of Woodside Drive, South 62° 36' 47" West, 33.32 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD" in the east line of The Bluffs Of Wildwood Condominiums, Building 8 as recorded on Plat 1078, Pages A, B & C;
- thence along an east line of The Bluffs Of Wildwood Condominium, Building 8, North 27° 23' 14" West, 5.00 feet, being 0.20 feet north and 0.02 feet east of found iron pin in concrete;
- thence along a north line of The Bluffs Of Wildwood Condominium, Building 8, along a curve to the left, having a central angle of 04° 13' 17", a radius of 530.00 feet, 39.05 feet to the southeast corner of The Bluffs Of Wildwood Condominium, Buildings 9 & 10 as recorded in Plat 1042, Page A, B & C, and having chord bearing of South 60° 30' 08" West, 39.04 feet, being 0.18 north and 0.15 west of a found 1/2" iron pin;
- thence along the east line of The Bluffs Of Wildwood Condominium, Buildings 9 & 10, North 50° 32' 32" West, 142.71 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD" at the southeast corner of The Bluffs Of Wildwood Condominiums, Building 11 as recorded in Plat Volumes 935 and 945, pages A-D;
- thence along the east line of The Bluffs Of Wildwood Condominium, Building 11, North 04° 07' 54" West, 180.67 feet to a found 1/2" iron pin at the northeast corner of The Bluffs Of Wildwood Condominiums, Building 11;
- thence along the north line of The Bluffs Of Wildwood Condominium, Building 11, South 85° 52' 09" West, 140.00 feet to a found 1/2" iron pin at the northwest corner of The Bluffs Of Wildwood Condominium, Building 11, also known as the northeast corner of that properties conveyed to Towne Land Company as recorded in Volume 1648, Page 324;
- thence along east line of that properties conveyed to Towne Land Company as recorded in Volume 1648, Page 324, also known as the west line of The Bluffs Of Wildwood Condominium, Buildings 9 & 10 and Building 11, South 04° 07' 51" East, 197.13 feet to the southeast corner of Towne Land Company tract, being 0.12 feet north and 0.19 feet east of a found 1/2" iron pin;

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thence along the south line of Towne Land Company tract as recorded in Volume 1648, Page 324, also being the north line of The Bluffs Of Wildwood Condominiums, Buildings 9 & 10, South 38° 27' 12" West, 254.03 feet to the southwest corner of the Towne Land Company tract, being in the east line of that property conveyed to LaValle School Incorporated as recorded in Deed Book 1535, Page 601, being 0.14 feet north and 0.09 feet east of a found 1/2" iron pin;

thence along the east line of the LaValle School Incorporated tract, North 53° 37' 35" West, 249.99 feet to a found 1/2" iron pin at the northeast corner of the LaValle School Incorporated tract;

thence along the north line of the LaValle School Incorporated tract, South 63° 22' 26" West, 159.09 feet to a found 1/2" iron pin at the northwest corner of the LaValle School Incorporated tract;

thence along the west line of the LaValle School Incorporated tract, South 26° 37' 34" East, 20.00 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD" at the northeast corner of Lot 9226 of the Fairways Of Wildwood as recorded in Plat Envelope 868 A,B,C and D;

thence along the north line of Lot 9226, South 63° 39' 11" West, 154.72 feet to the northwest corner of Lot 9226, also being in the southern line of that property conveyed to Pepperridge of Wildwood Associates as recorded in Deed Book 1477, Page 95, also known as the Pepperridge of Wildwood Condominium, Phase I, being 0.14 feet south and 0.46 feet west of a found 1/2" iron pin and being 0.13 feet north and 0.31 feet east of a found bent 1/2" iron pin;

thence along an eastern line of the Pepperridge of Wildwood Condominium Phase I, North 26° 20' 49" West, 15.00 feet, being 0.08 feet north and 0.19 feet east of a found bent 1/2" iron pin;

thence continuing along a southern line of the Pepperridge of Wildwood Condominium, Phase I, North 63° 39' 11" East, 96.98 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD" at the southeast corner of the Pepperridge of Wildwood Condominium, Phase I;

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thence along an east line of the Pepperridge of Wildwood Condominium, Phase I, North 26° 20' 49" West, 135.83 feet, being 0.38 feet north and 0.19 feet west of a found 1/2" iron pin;

thence continuing along an east line of the Pepperridge of Wildwood Condominiums, Phase I, North 11° 34' 11" West, 152.30 feet to the northeast corner of Pepperridge of Wildwood Condominium, Phase I, being 0.05 feet north and 0.13 feet east of a found 1/2" iron pin;

thence along a north line of the Pepperridge of Wildwood Condominiums, Phase I, South 85° 25' 49" West, 196.04 feet, being 0.04 feet south and 0.16 feet east of a found 1/2" iron pin;

thence continuing along a north line of the Pepperridge of Wildwood Condominium, Phase I, North 71° 54' 11" West, 95.18 feet to a found 1/2" iron pin in the east line of a 50 foot non-exclusive easement as recorded in Deed Book 1477, Page 95;

thence along the east line of a 50 foot non-exclusive easement, North 05° 16' 22" East, 30.00 feet to a found 1/2" iron pin at the southern line of that property conveyed to Pepperridge of Wildwood Associates as recorded in Deed Book 1481, Page 420, also known as Pepperridge of Wildwood Condominium, Phase II-A;

thence along southern line of Pepperridge of Wildwood Condominium, Phase II-A, South 85° 33' 25" East, 200.00 feet to a found 1/2" iron pin at the southeast corner of Pepperridge of Wildwood Condominium, Phase II-A;

thence along an east line of Pepperridge of Wildwood Condominium, Phase II-A, North 29° 08' 51" East, 99.00 feet to a found 1/2" iron pin;

thence continuing along an east line of Pepperridge of Wildwood Condominium, Phase II-A, North 12° 19' 10" West, 150.00 feet to a found 1/2" iron pin;

thence continuing along an east line of Pepperridge of Wildwood Condominium, Phase II-A, North 22° 35' 16" West, 137.00 feet to a found 1/2" iron pin at the northeast corner of Pepperridge of Wildwood Condominium, Phase II-A, also being in the southern line of that property conveyed to 1994-N1 Ohio Associates L.P. as recorded in Official Record 5174, Page 632;

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thence along a southern line of the 1994-N1 Ohio Associates L.P. tract, South 86° 12' 13" East, 285.87 feet to a found stone;

thence continuing along an eastern line of the 1994-N1 Ohio Associates L.P. tract, North 03° 34' 09" East, 240.91 feet to a found 1/2" iron pin;

thence continuing along a southern line of the 1994-N1 Ohio Associates L.P. tract, North 75° 36' 39" East, 1068.12 feet to a set 1/2" iron pin with cap stamped "ZANDE-GARROD" at the southeast corner of the 1994-N1 Ohio Associates L.P. tract and being in the west line of Lighthouse Square as recorded in Plat Envelope 918-B, being 0.64 feet north and 1.27 feet west of a found 1/2" iron pin;

thence along the west line of Lighthouse Square, South 03° 47' 44" West, 227.62 feet to a found iron pin in concrete at the northeast corner of Lot 11390 of The Fairways Of Wildwood, Section D, Block "A";

thence along the north line of Lot 11390 of The Fairways Of Wildwood, Section D, Block "A", North 86° 12' 16" West, 241.39 feet to a found iron pin in concrete at the northwest corner of Lot 11390 and the west line of The Fairways Of Wildwood, Section D, Block "A";

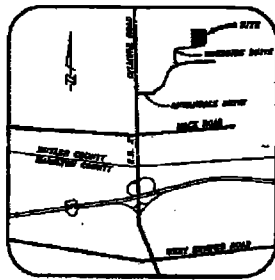
thence along the west line of The Fairways Of Wildwood, Section D, Block "A", South 03° 47' 43" West, 641.00 feet to the Point Of Beginning, passing a 1/2" iron pin 0.11 feet east of line at 200.50 feet and passing a 1/2" iron pin 0.09 feet east of line at 285.46 feet, containing 19.3661 acres of land, subject to all easements, restrictions and right-of-way of record.

*Michael J. Henry*  
*Feb 29, 1996*

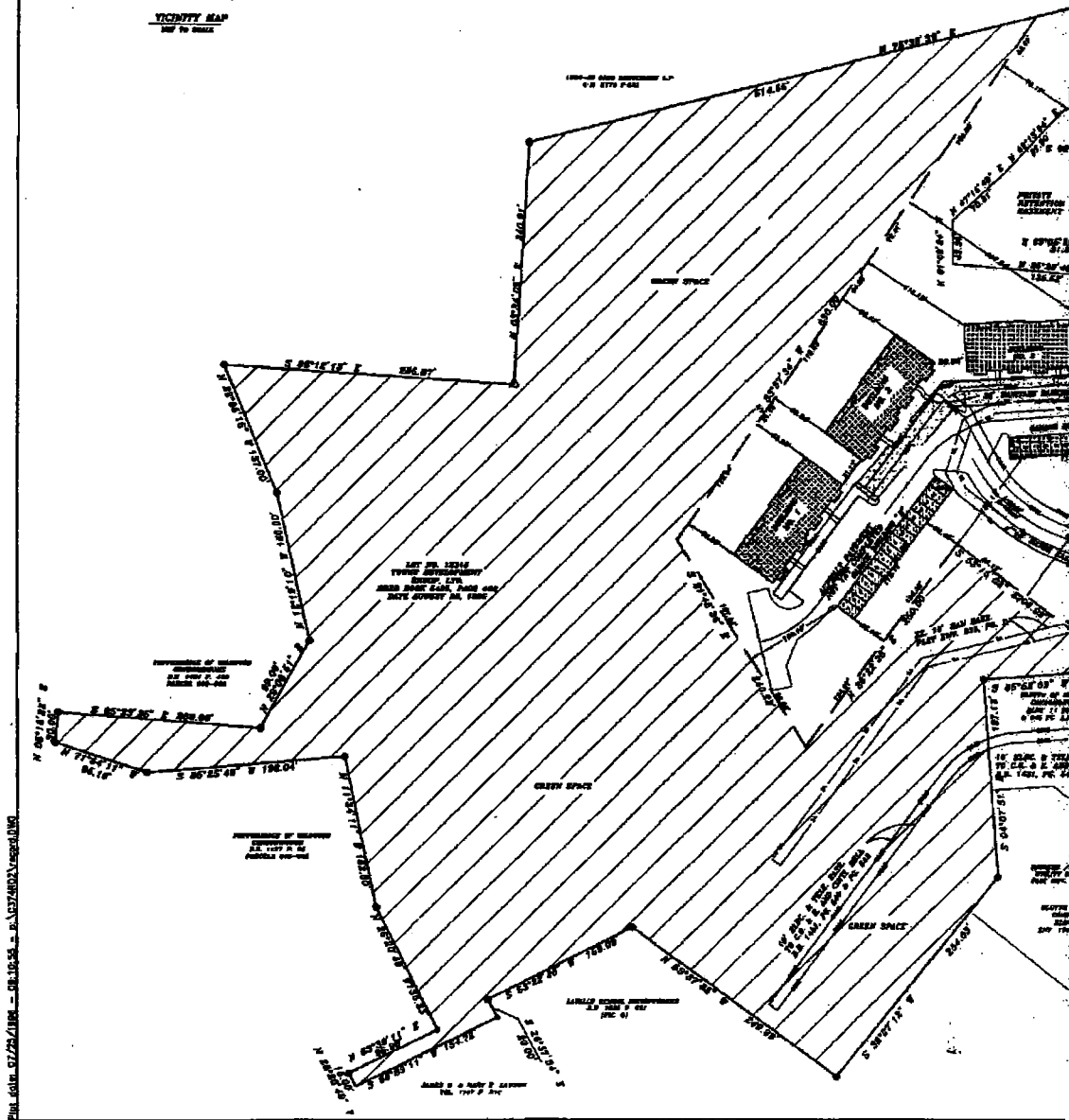
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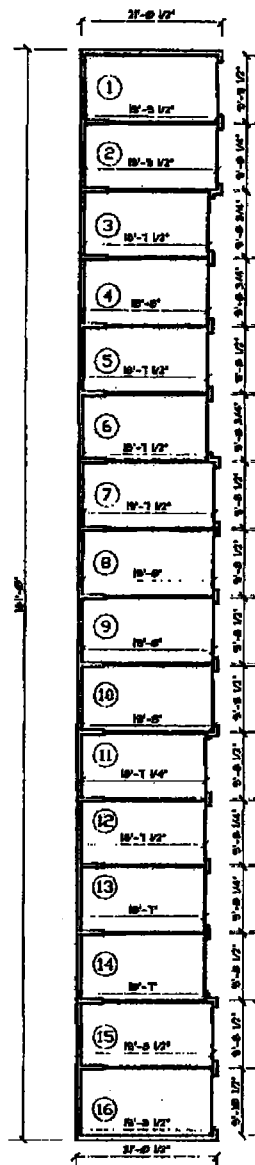




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AREA # 1:	193.2 SQ. FT.
AREA # 2:	190.5 SQ. FT.
AREA # 3:	179.9 SQ. FT.
AREA # 4:	179.9 SQ. FT.
AREA # 5:	179.6 SQ. FT.
AREA # 6:	179.9 SQ. FT.
AREA # 7:	183.1 SQ. FT.
AREA # 8:	183.1 SQ. FT.
AREA # 9:	183.1 SQ. FT.
AREA # 10:	183.1 SQ. FT.
AREA # 11:	179.2 SQ. FT.
AREA # 12:	178.7 SQ. FT.
AREA # 13:	178.7 SQ. FT.
AREA # 14:	179.2 SQ. FT.
AREA # 15:	184.3 SQ. FT.
AREA # 16:	184.8 SQ. FT.

CERTIFICATION:  
THE WITHIN DRAWING OF THE  
MEADOW OF WILDWOOD CONDOMINIUM  
CORRECTLY SHOWS THE UNIT AS  
CONSTRUCTED. THE MEASUREMENTS  
ARE CERTIFIED CORRECT.

*[Signature]*  
REGISTERED ARCHITECT

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EXHIBIT: C

DATE: 7-22-96

GARAGE BUILDING B  
HIGH RIDGE COURT



Robert Treadon & Associates  
Architects  
300 High Street, Suite 612  
Fairfield, Ohio 45011 (513) 863-7162 Fax 863-1116

THE MEADOW OF  
WILDWOOD CONDOMINIUM  
FAIRFIELD, OHIO 45014

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## REVISED EXHIBIT D

PERCENTAGE OWNERSHIP OF ALL UNITS R. 6041 PAGE 1017

BUILDING #	UNIT #	LOCATION	FLOOR AREA (Net Square Feet)	PAR VALUE	LIMITED COMMON AREAS	PERCENTAGE INTEREST
3	140, 141, 146 & 147	Basement	1,134 - 1,157	.09 each	Adjacent Patio	2.56% each
3	142, 143, 148 & 149	First Floor	1,175 - 1,203	.09 each	Adjacent Deck	2.56% each
3	144, 145, 150 & 151	Second Floor	1,194 - 1,216	.09 each	Adjacent Deck	2.56% each
2	128, 129, 134 & 135	Basement	1,131 - 1,162	.09 each	Adjacent Patio	2.56% each
2	130, 131, 136 & 137	First Floor	1,178 - 1,204	.09 each	Adjacent Deck	2.56% each
2	132, 133, 138 & 139	Second Floor	1,194 - 1,216	.09 each	Adjacent Deck	2.56% each
1	116, 117, 122 & 123	Basement	1,133 - 1,160	.09 each	Adjacent Patio	2.56% each
1	118, 119, 124 & 125	First Floor	1,181 - 1,205	.09 each	Adjacent Deck	2.56% each
1	120, 121, 126 & 127	Second Floor	1,192 - 1,215	.09 each	Adjacent Deck	2.56% each
Garage Building B	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16	First Floor	178-195	.01 each	None	.28% each
Garage Building A	17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28	First Floor	177-211	.01 each	None	.28% each

329020.01/July 23, 1996

CONSENT OF MORTGAGEE

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STAR BANK, N.A. ("Mortgagee"), the holder of a certain Mortgage ("Mortgage") dated September 1, 1995, and recorded in the records of Butler County, Ohio at Official Records Volume 5430 Page 436, hereby consents to the execution and delivery of the foregoing Amendment to Declaration of Condominium Ownership and to the filing thereof; and further subjects the Mortgage to the provisions of the Amendment, provided, however, that this consent shall not waive, invalidate or discharge the lien of the Mortgage nor subordinate the lien thereof to the lien of any charges or assessments created by the Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Consent this 26<sup>th</sup> day of July, 1996.

Signed and acknowledged  
in the presence of:

STAR BANK, N.A.

Margo Jones  
Print Name: MARGO JOYCE  
Darlene M. Hunter  
Print Name: Darlene M. Hunter

By: James E. Nicstrand  
Name: James E. Nicstrand  
Title: Vice President

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF HAMILTON        )

The foregoing instrument was acknowledged before me, a notary public, this 26 day of July, 1996 by James E. Nicstrand the Vice President of STAR BANK, N.A., a banking association organized and existing under the laws of the United States of America, on behalf of the association.

Stephanie A Moske  
Notary Public

STEPHANIE A MOSKE  
Notary Public, State of Ohio  
My Commission Expires Aug. 31, 1999

329020.01/July 23, 1996