

VOL 680 PAGE 1973

**FIRST AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

DR 680 Page 1987

This First Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 10 day of January, 2006

200600001361
KEPHART & FISHER L L C
207 W FORTH ST
COLUMBUS, OH 43215

RECITALS


- A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976-1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio.
- B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

January 10, 2006

I certify that of a copy of the Second Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings for said Condominium attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hanks 
Delaware County Auditor

200600001361
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
01-10-2006 At 04:31 pm.
DECLARATION 128.00
DR Book 680 Page 1973 - 1986

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the Additional Property added hereby to the Condominium Property, consisting of 0.976 acres, is described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to hereinafter as the "Supplementary Drawings."

3. Remaining Additional Property. A legal description of the remaining Additional Property which may be added to the Condominium in the future is attached hereto as Exhibit "C" and made a part hereof.

4. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

5. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

6. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains two (2) buildings containing two (2) or three (3) dwelling units each, for a total of five (5) additional dwelling units, and expanding the Condominium to contain a total of eight (8) dwelling units, each of which is called a "Unit". The buildings contain townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which these buildings are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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.

7. Units.

(a) Unit Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each

Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "D". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "E". The physical location, dimensions, and composition of each Unit are also shown on the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B."

8. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

9. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "D" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be eight (8) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/8th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly

reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

10. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 10th day of January, 2006.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: [Signature]

Its: SECRETARY

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by DANIEL R. HUNER the Sec. Treasurer of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 10th day of January, 2006.

[Signature]
Notary Public



CHRISTOPHER D. ADKINSON
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215

EXHIBIT A
FIRST AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Legal Description of that portion of the Additional Property
hereby added to the Condominium Property



December 21, 2005

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, First Amendment
(0.976 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.976 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 290.09 feet to the TRUE PLACE OF BEGINNING:

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 308.18 feet to an iron pin set:

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 137.96 feet to an iron pin set:

Thence, North 87° 30' 58" West, crossing a portion of said Lot 3410, a distance of 308.18 feet to an iron pin set:

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 137.96 feet to the TRUE PLACE OF BEGINNING:

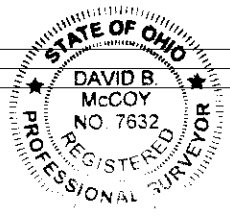
Containing 0.976 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

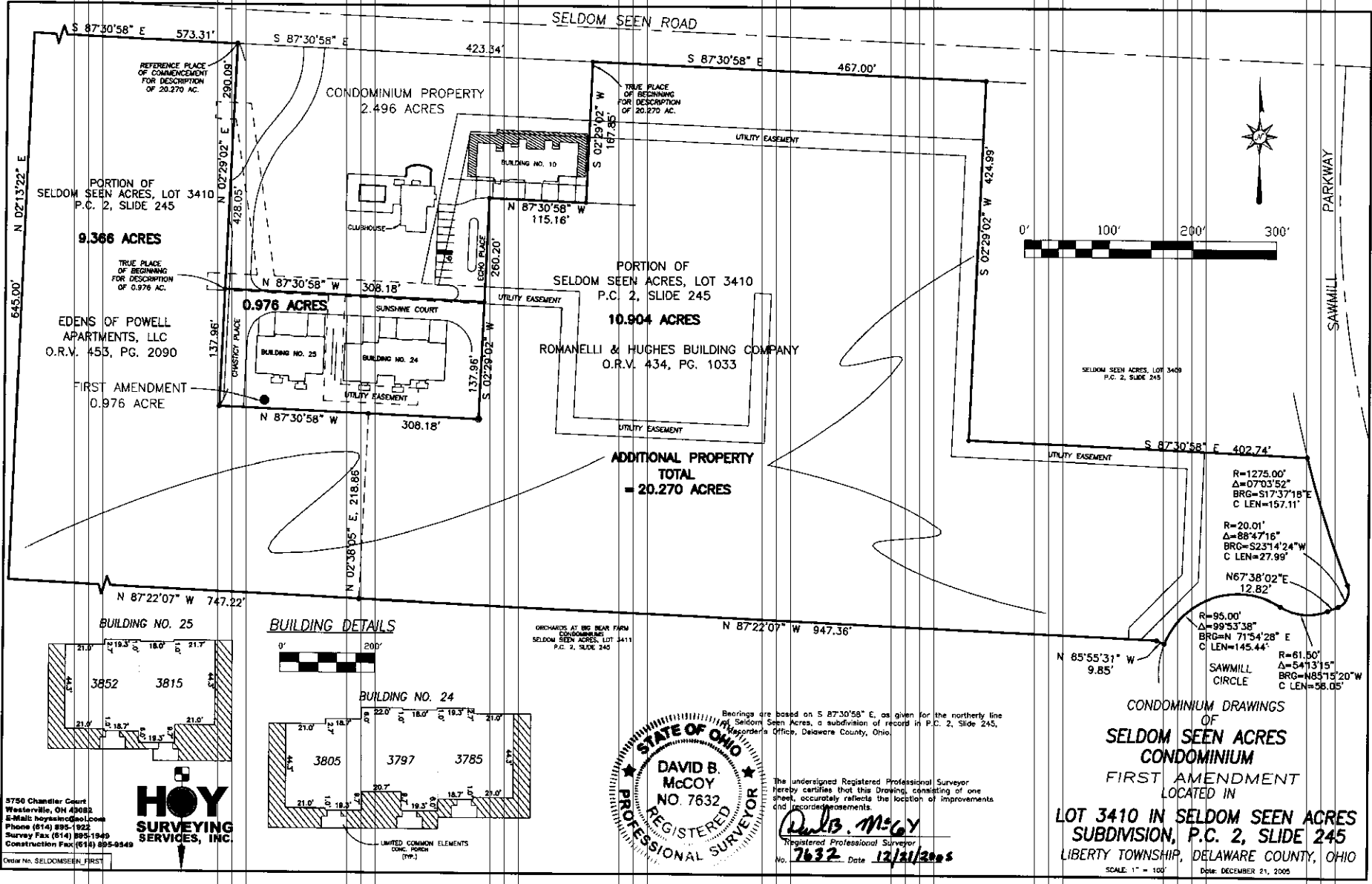
All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

VILL 0680 PAGE 1981



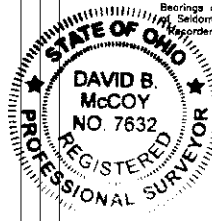
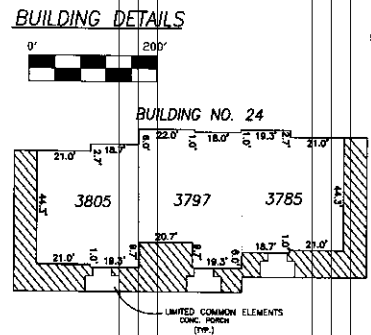
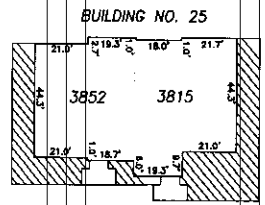
R=1275.00'
Δ=07°03'52"
BRG=S17°37'18"W
C LEN=157.11'

R=20.01'
Δ=88°47'16"
BRG=S23°14'24"W
C LEN=27.99'

N67°38'02"E
12.62'

R=95.00'
Δ=99°53'38"
BRG=N 71°54'28" E
C LEN=145.44'

R=61.50'
Δ=54°13'15"
BRG=N85°18'20"W
C LEN=58.05'



Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of one sheet, accurately reflects the location of improvements and recorded easements.

David B. McCoy
Registered Professional Surveyor
No. 7632 Date 12/21/2005

CONDOMINIUM DRAWINGS
OF
**SELDOM SEEN ACRES
CONDOMINIUM**
FIRST AMENDMENT
LOCATED IN
**LOT 3410 IN SELDOM SEEN ACRES
SUBDIVISION, P.C. 2, SLIDE 245**
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

SCALE: 1" = 100'
DATE: DECEMBER 21, 2005

5750 Chandler Court
Westerville, OH 43082
E-Mail: hoyinc@aol.com
Phone (614) 895-1922
Survey Fax (614) 895-1945
Construction Fax (614) 895-9948

**HOY
SURVEYING
SERVICES, INC.**

Order No. SELDOMSEEN_FIRST

EXHIBIT C

**FIRST AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

Legal Description of the remaining Additional Property

C-1



December 21, 2005

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Additional Property:
(20.270 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in portions of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portions being comprised of: a) 10.904 acres out of that 11.880 acre tract conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 and b) 9.366 acres, conveyed to Edens of Powell Apartments, LLC, in Official Record Volume 453, Page 2090, for a total of 20.270 acres, said 20.270 acres being more particularly described as:

Commencing for reference at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence South $87^{\circ} 30' 58''$ East, along the northerly line of said Lot 3410, a distance of 423.34 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South $87^{\circ} 30' 58''$ East, with the northerly line of said Lot 3410, a distance of 467.00 feet to an iron pin set at the northeasterly corner of said Lot 3410, the same being the northwesterly corner of Lot 3409 in said subdivision;

Thence, South $02^{\circ} 29' 02''$ West, with the easterly line of said Lot 3410, a distance of 424.99 feet to an iron pin found;

Thence, South $87^{\circ} 30' 58''$ East, with a southerly line of said Lot 3410, a distance of 402.74 feet to an iron pin found in the westerly right-of-way line of Sawmill Parkway;

Thence, with said right-of-way line, with the arc of a curve to the left, having a radius of 1275.00 feet, a delta angle of $07^{\circ} 03' 52''$, a chord bearing of South $17^{\circ} 37' 18''$ East and a chord of 157.11 feet to an iron pin found;

Thence, with said right-of-way line and with the northerly right-of-way-line of Sawmill Circle, with the arc of a curve to the right, having a radius of 20.01 feet, a delta angle of $88^{\circ} 47' 16''$, a chord bearing of South $23^{\circ} 14' 24''$ West and a chord of 27.99 feet to an iron pin found;

Thence, North $67^{\circ} 38' 02''$ East, with said northerly right-of-way line, a distance of 12.82 feet to an iron pin found;

Thence, with said right-of-way line, with the arc of a curve to the right, having a radius of 61.50 feet, a delta angle of $54^{\circ} 13' 15''$, a chord bearing of North $85^{\circ} 15' 20''$ West and a chord of 56.05 feet to an iron pin found;

Thence, with said right-of-way line, with the arc of a curve to the left, having a radius of 95.00 feet, a delta angle of $99^{\circ} 53' 38''$, a chord bearing of North $71^{\circ} 54' 38''$ East and a chord of 145.44 feet to an iron pin found;

Thence, North $65^{\circ} 55' 31''$ West, with a southerly line of said Lot 3410, a distance of 9.85 feet to an iron pin found;

Thence, North $87^{\circ} 22' 07''$ West, with a southerly line of said Lot 3410, a distance of 947.36 feet to an iron pin found;

Thence, North $87^{\circ} 22' 07''$ West, with a southerly line of said Lot 3410, a distance of 747.22 feet

to an iron pin found at the southwest corner of said Lot 3410;

Thence, North 02° 29' 02" East, with the westerly line of said Lot 3410, a distance of 645.00 feet to an iron pin found at the northwesterly corner of said Lot 3410, the same being in said southerly right-of-way line;

Thence, South 87° 30' 58" East, with the northerly line of said Lot 3410, a distance of 573.31 feet to an iron pin found;

Thence, South 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 428.05 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 308.18 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 260.02 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 115.16 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 167.85 feet to the TRUE PLACE OF BEGINNING:

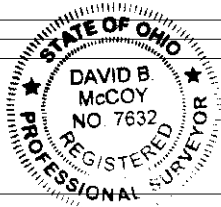
Containing 20.270 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

EXHIBIT D

**FIRST AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place Powell, Ohio 43065	10	Charleston	1	1/8
3758	3758 Echo Place Powell, Ohio 43065	10	Charleston	1	1/8
3750	3750 Echo Place Powell, Ohio 43065	10	Charleston	1	1/8

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3785	3785 Sunshine Court Powell, Ohio 43065	24	Brunswick	1	1/8
3797	3797 Sunshine Court Powell, Ohio 43065	24	Augustine	1	1/8
3805	3805 Sunshine Court Powell, Ohio 43065	24	Brunswick	1	1/8
3815	3815 Sunshine Court Powell, Ohio 43065	25	Augustine	1	1/8
3825	3825 Sunshine Court Powell, Ohio 43065	25	Brunswick	1	1/8
					8/8ths
					or
<u>Total</u>				<u>8</u>	<u>100%</u>

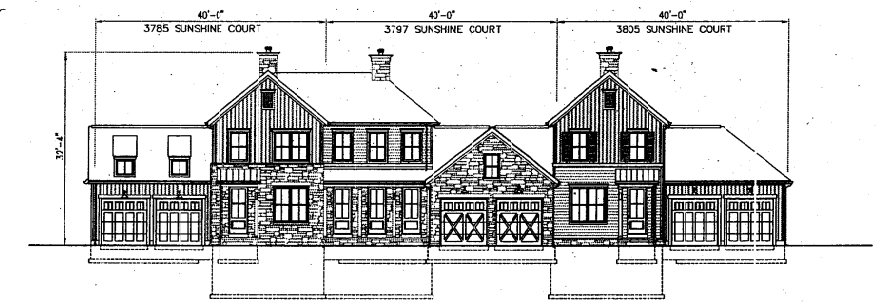
EXHIBIT E

**FIRST AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

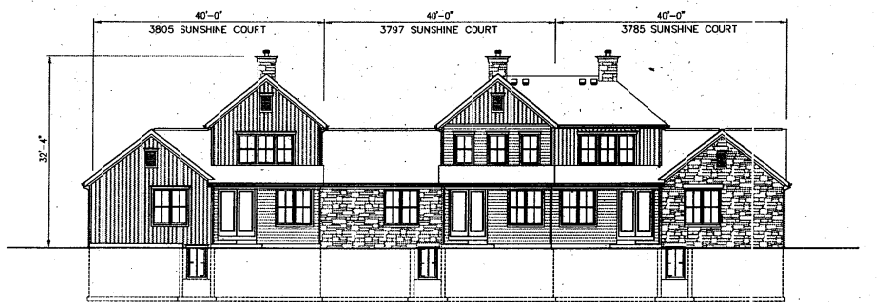
Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions and the attached garage.

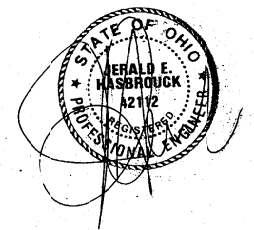


FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
 CERTIFICATION
 The undersigned (Registered Professional Engineer / Registered
 Architect) hereby certifies that the drawing accuracy, which
 consists of 6 sheets, accurately shows each building depicted
 herein to be built or constructed.
 Registered Architect / Professional Engineer
 R. E. Hasbrouck 12/29/05

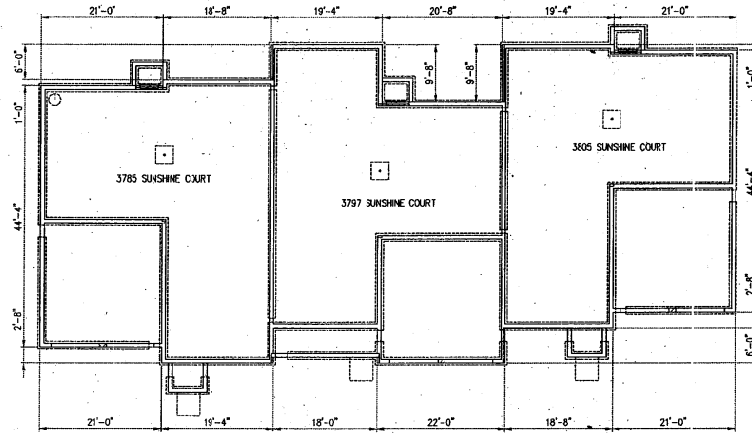


3785 SUNSHINE COURT
 3797 SUNSHINE COURT
 3805 SUNSHINE COURT

R&H
Romanelli & Hughes
 BUILDING COMPANY
 48 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2345

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 6
BUILDING 24			

Tab 3 Slide 605A

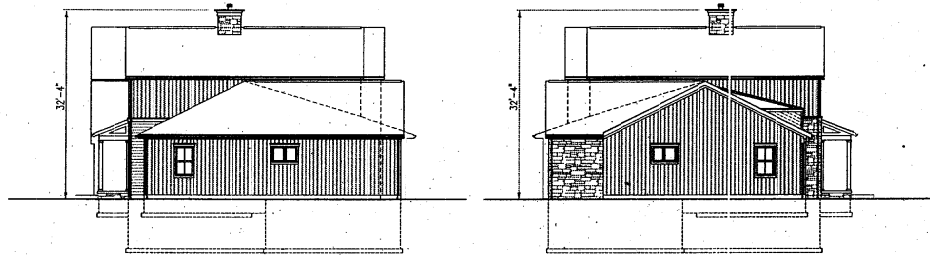
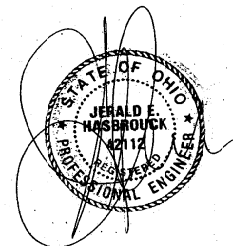


FOUNDATION PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building proposed herein to be built or constructed.

[Signature]
 Registered Architect / Professional Engineer
 No. 42112 Date 12/29/08



LEFT SIDE ELEVATION 1/16" = 1'-0"

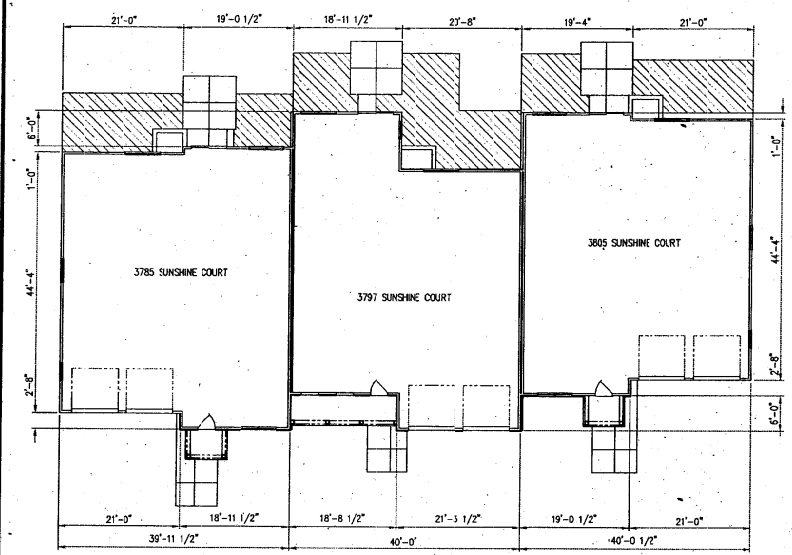
RIGHT SIDE ELEVATION 1/16" = 1'-0"

3785 SUNSHINE COURT
 3797 SUNSHINE COURT
 3805 SUNSHINE COURT

R&H
Romaelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

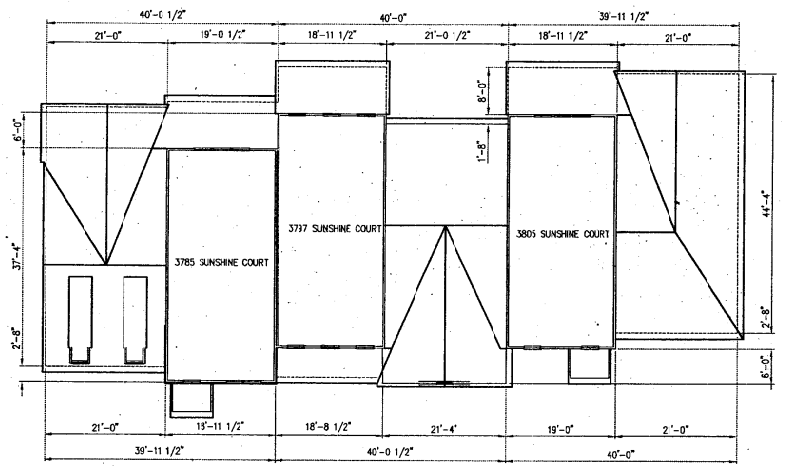
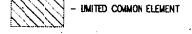
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 24			2 of 6

Cab 3 Slide 685B



FIRST FLOOR PLAN 1/16" = 1'-0"

ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

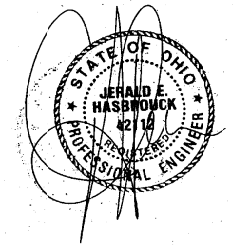


SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned [Registered Professional Engineer / Registered Architect] hereby certifies that this drawing accurately, which consists of a sheet, accurately shows each building designed hereon as built or constructed.

[Signature]
 Registered Architect / Professional Engineer
 12/22/2010



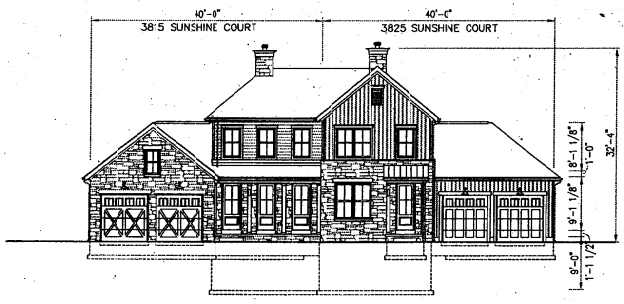
INTERIOR WALL THICKNESS
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/2"

R&H
Romanelli & Hughes
 BUILDING COMPANY
 148 N. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

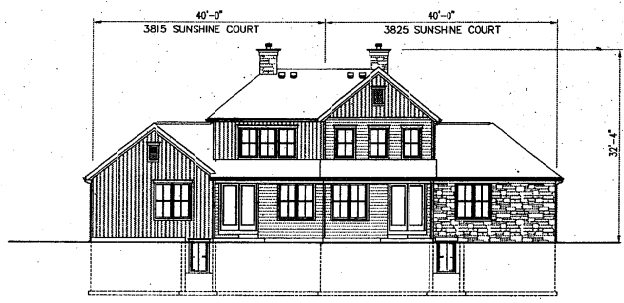
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			3 of 6
BUILDING 24			

3785 SUNSHINE COURT
 3797 SUNSHINE COURT
 3805 SUNSHINE COURT

Cab3 Slide 685C

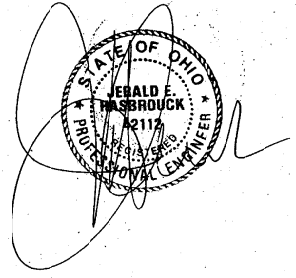


FRONT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER
 CERTIFICATION
 The undersigned (Registered Professional Engineer / Registered
 Architect) hereby certifies that this drawing, accurate, which
 contains of design and details shown and building depicted
 herein is true and correct.
 (Registered Architect / Professional Engineer)
 [Signature] Date: 12/29/05

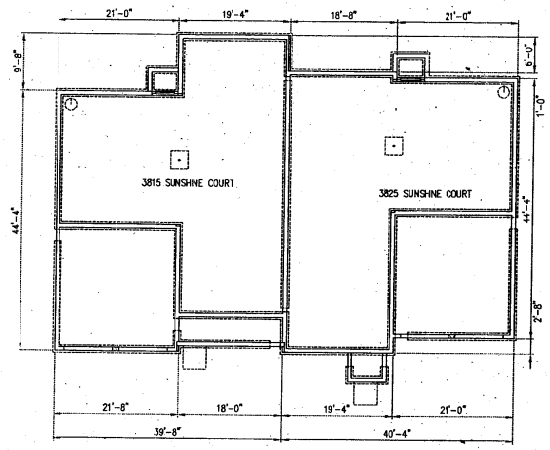


R&H
Romacelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax: 614-891-2045

3815 SUNSHINE COURT
3825 SUNSHINE COURT

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			4 of 6
BUILDING 25			

Cab3 Slide 605D

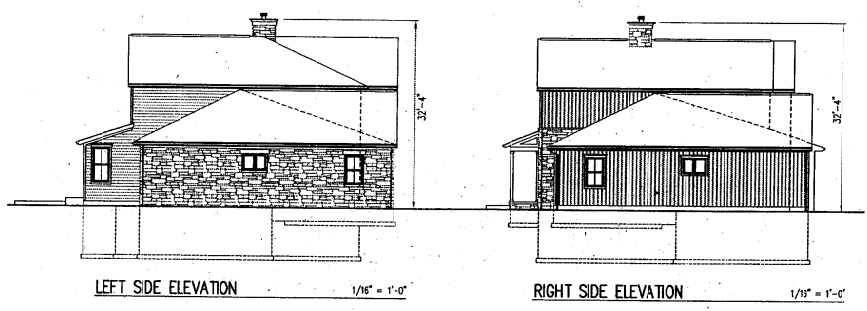
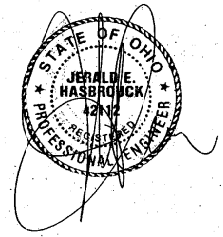


FOUNDATION PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

I, the undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted herein as built or constructed.

(Registered Architect / Professional Engineer)
 JERALD E. HASBROUCK
 No. 42112 Date 12/28/05



LEFT SIDE ELEVATION 1/16" = 1'-0"

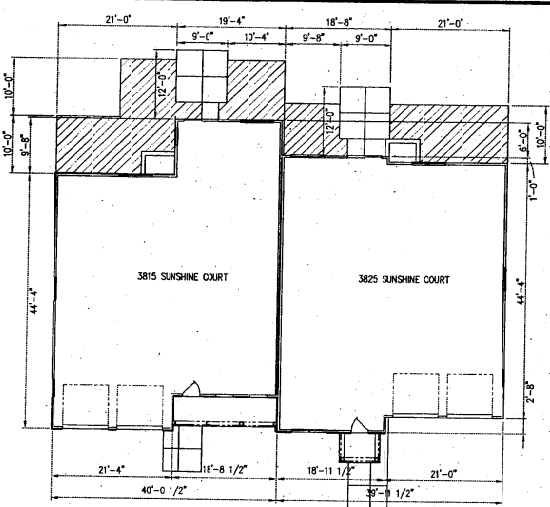
RIGHT SIDE ELEVATION 1/16" = 1'-0"

3815 SUNSHINE COURT
3825 SUNSHINE COURT

R&H
Romacelli & Hughes
 BUILDING COMPANY
 148 N. Salsrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			5 of 6
BUILDING 25			

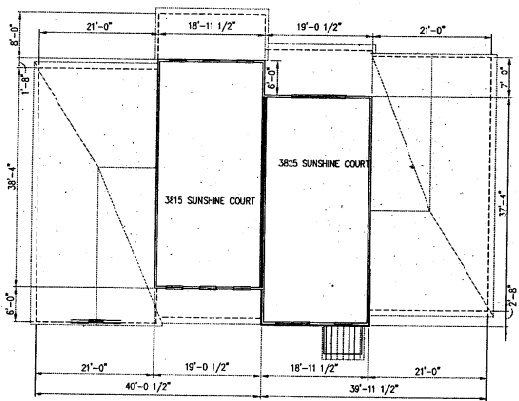
cab3 Slide 685E



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

- LIMITED COMMON ELEMENT

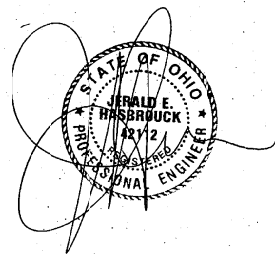


SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

I, the undersigned (Engineer / Professional Engineer / Registered Architect) hereby certify that this drawing accurately reflects the conditions of the site, and that I am a duly licensed and in good standing member of the State of Ohio Professional Engineer.

(Professional Engineer)
No. 2727 Date 12/29/06



INTERIOR WALL THICKNESS:
WITHIN UNIT = 3 1/2"
BETWEEN UNITS = 5 1/4"

RH
Romacelli & Hughes
BUILDING COMPANY
148 W. Sylvania Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			6 of 6
BUILDING 25			

3815 SUNSHINE COURT
3825 SUNSHINE COURT

Tab 3 Side 605F

**CORRECTION AMENDMENT
FOR
SELDOM SEEN ACRES CONDOMINIUM**

This Correction Amendment for SELDOM SEEN ACRES CONDOMINIUM (the "Condominium") is made on or as of the 13th day of April, 2007.

Recitals

A. Seldom Seen Acres Condominium is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of the Condominium and the Drawings thereof, recorded, respectively, as Official Record Volume 651, pages 976-1045, and Plat Cabinet 3, Slide 631, et seq., both of the records of the Recorder of Delaware County, Ohio, and all amendments thereto (the "Declaration" and the "Drawings", respectively).

B. The Condominium was expanded on January 10, 2006 by the filing of the First Amendment to the Declaration and the Drawings thereof, recorded, respectively, at Official Record Volume 680, pages 1973, et seq., and Plat Cabinet 3, Slide 685, et seq., of the Recorder of Delaware County, Ohio (the "First Amendment" and the "First Amendment Drawings", respectively).

C. The drawing showing the physical location of the units added by the First Amendment (which was attached to the First Amendment as Exhibit B and also as Page 1 of the First Amendment Drawings) contained a factual and typographical error; specifically, Unit 3825 in Building No. 25 having an address of 3825 Sunshine Court was incorrectly identified on such drawing as Unit "3852".

D. Pursuant to the provisions of Article XIX, Section 1(c) of the Declaration, the Declarant has the right and power to amend the Condominium Organizational Documents, including the First Amendment, to correct typographical, factual, or obvious errors or omissions, the correction of which would not impair the interest of any Unit Owner, mortgagee, insurer or guarantor.

E. Pursuant to the provisions of Article XIX of the Declaration, and the provisions of the Condominium Act, the Declarant, Romanelli and Hughes Building Company, desires by this Correction Amendment to correct the obvious factual and typographical error contained on Exhibit B to the First Amendment and Page 1 of the First Amendment Drawings.

F. This Correction Amendment does not enlarge, diminish or change the size, location, composition, scope or extent of any Unit, but is intended solely to correct the factual and typographical error described herein.

Declaration

NOW, THEREFORE, the Declarant of the Condominium hereby amends the First Amendment to correct the obvious factual and typographical error contained therein by replacing Exhibit B in its entirety with the replacement Exhibit B attached hereto and replacing Page 1 of the First Amendment Drawings in its entirety with the replacement Page 1 which will be filed herewith, but will be detached for recording purposes with the Recorder's Office of Delaware County, Ohio.

(continued next page)

CERTIFICATE OF AUDITOR

A copy of this Correction Amendment for Seldom Seen Acres Condominium was filed with this office on April 13, 2007.

Delaware County Auditor

By: Tracy Hedges

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 unenforceable

This Correction Amendment neither changes nor affects any other portions or provisions of the aforesaid First Amendment or First Amendment Drawings, or any other provisions of the Declaration, as amended, the Bylaws, as amended, or the Drawings, as amended, all of which shall remain in full force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this ___ day of April, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio corporation

By: Vincent Romanelli
Name: Vincent Romanelli
Title: President

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

This instrument was acknowledged before me by Vincent Romanelli, the Vice President of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of such corporation, this 13th day of April, 2007.



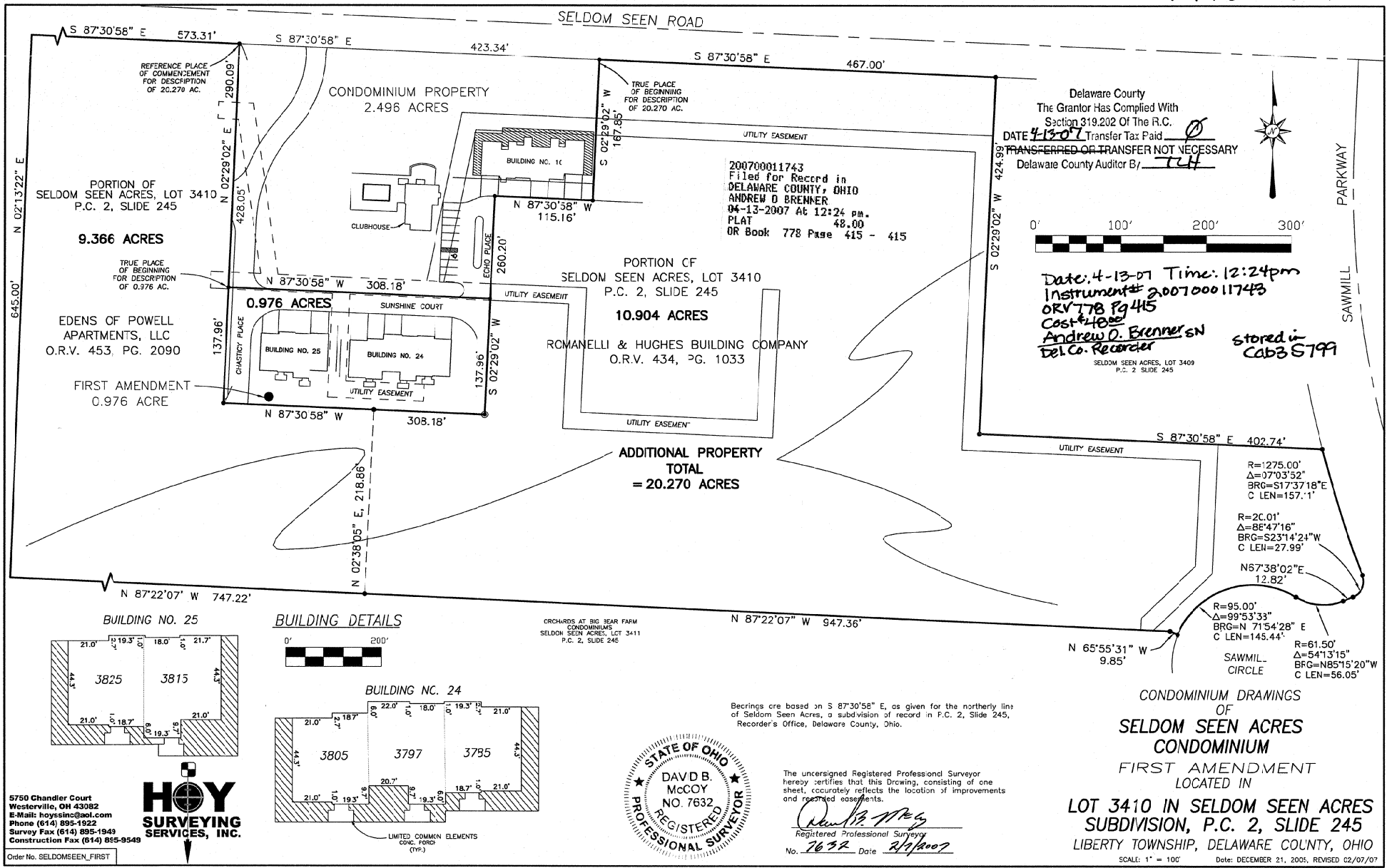
Penny Oyer
Notary Public, State of Ohio
My Commission Expires 10-01-2011

Penny Oyer
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart Fisher LLC
207 North Fourth Street
Columbus, Ohio 43215
Phone: (614) 469-1882
Fax: (614) 469-1887

200700011742
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
04-13-2007 At 12:24 pm.
DECLAR AMEN 56.00
DR Book 778 Page 411 - 414

200700011742
ROMANELLI & HUGHES BUILDING CO



Volume: 778 Page: 415 Instrument Number: 2007-00011743 Seq: 1

VOLO 701 PAGE 1431

200600012995
KEPHART & FISHER L L C
207 N FOURTH ST
COLUMBUS, OH 43215

**SECOND AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR Book 701 Page 1431-1438

This Second Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 17th day of April, 2006

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

April 17, 2006

I certify that of a copy of the Second Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings for said Condominium attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hanks by *TJB*
Delaware County Auditor

200600012995
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
04-18-2006 At 07:41 am.
DECLAR AMEN 112.00
OR Book 701 Page 1431 - 1441

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 unenforceable

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. Legal descriptions of the portion of the Additional Property added hereby to the Condominium Property, consisting of two tracts, Tract 1 containing 0.677 acres, more or less, and Tract 2 containing 0.386 acres, more or less, are described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to hereinafter as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains two (2) buildings containing three (3) dwelling units each, for a total of six (6) additional dwelling units, and expanding the Condominium to contain a total of fourteen (14) dwelling units, each of which is called a "Unit". The buildings contain townhome-style (2-story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which these buildings are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description

of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B."

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be fourteen (14) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/14th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 17th day of April, 2006.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: Brad Hughes

Its: Asst. Vice President

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Brad Hughes the Asst. Vice President of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 17th day of April, 2006.

Christopher D. Adkinson
Notary Public



CHRISTOPHER D. ADKINSON
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This instrument prepared by:

Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215



February 7, 2006

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Second Amendment
(Part "A", 0.677 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245, acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033, said 0.677 acres being more particularly described as:

Commencing for reference at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence South 87° 30' 58" East, along the northerly line of said Lot 3410, a distance of 608.34 feet to an iron pin set at the TRUE PLACE OF BEGINNING.

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, with the northerly line of said Lot 3410, a distance of 163.98 feet to an iron pin set;

Thence, South 02° 29' 02" West, a distance of 179.85 feet to an iron pin set;

Thence, North 87° 30' 58" West, a distance of 163.98 feet to an iron pin set;

Thence, North 02° 29' 02" East, a distance of 179.85 feet to the TRUE PLACE OF BEGINNING;

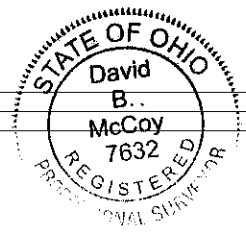
Containing 0.677 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy

David B. McCoy
Registered Professional Surveyor No. 7632



February 7, 2006

**DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM**

Legal Description, Second Amendment
(Part "B", 0.386 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.386 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.06 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 308.18 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 149.44 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 112.54 feet to an iron pin set;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 149.44 feet to an iron pin set;

Thence, North 87° 30' 58" West, crossing a portion of said Lot 3410, a distance of 112.54 feet to the TRUE PLACE OF BEGINNING;

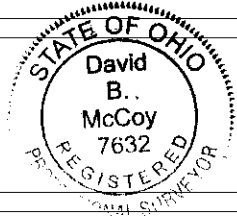
Containing 0.386 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy

 David B. McCoy
 Registered Professional Surveyor No. 7632

EXHIBIT B

**SECOND AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

Supplementary Drawings

EXHIBIT C
SECOND AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place Powell, Ohio 43065	10	Charleston	1	1/14th
3758	3758 Echo Place Powell, Ohio 43065	10	Charleston	1	1/14th
3750	3750 Echo Place Powell, Ohio 43065	10	Charleston	1	1/14th
3785	3785 Sunshine Court Powell, Ohio 43065	24	Brunswick	1	1/14th
3797	3797 Sunshine Court Powell, Ohio 43065	24	Augustine	1	1/14th
3805	3805 Sunshine Court Powell, Ohio 43065	24	Brunswick	1	1/14th
3815	3815 Sunshine Court Powell, Ohio 43065	25	Augustine	1	1/14th
3825	3825 Sunshine Court Powell, Ohio 43065	25	Brunswick	1	1/14th

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3708	3708 Echo Place Powell, Ohio 43065	8	Brunswick	1	1/14th
3696	3696 Echo Place Powell, Ohio 43065	8	Augustine	1	1/14th
3688	3688 Echo Place Powell, Ohio 43065	8	Brunswick	1	1/14th
3791	3791 Echo Place Powell, Ohio 43065	23	Brunswick	1	1/14th
3803	3803 Echo Place Powell, Ohio 43065	23	Augustine	1	1/14th
3811	3811 Echo Place Powell, Ohio 43065	23	Brunswick	1	1/14th
					8/8ths
					or
Total				14	100%

EXHIBIT D

SECOND AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

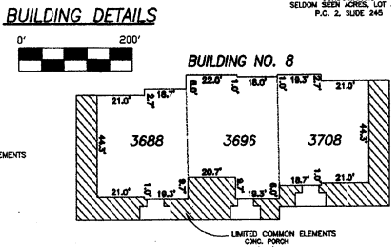
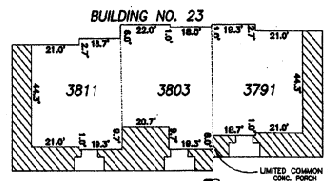
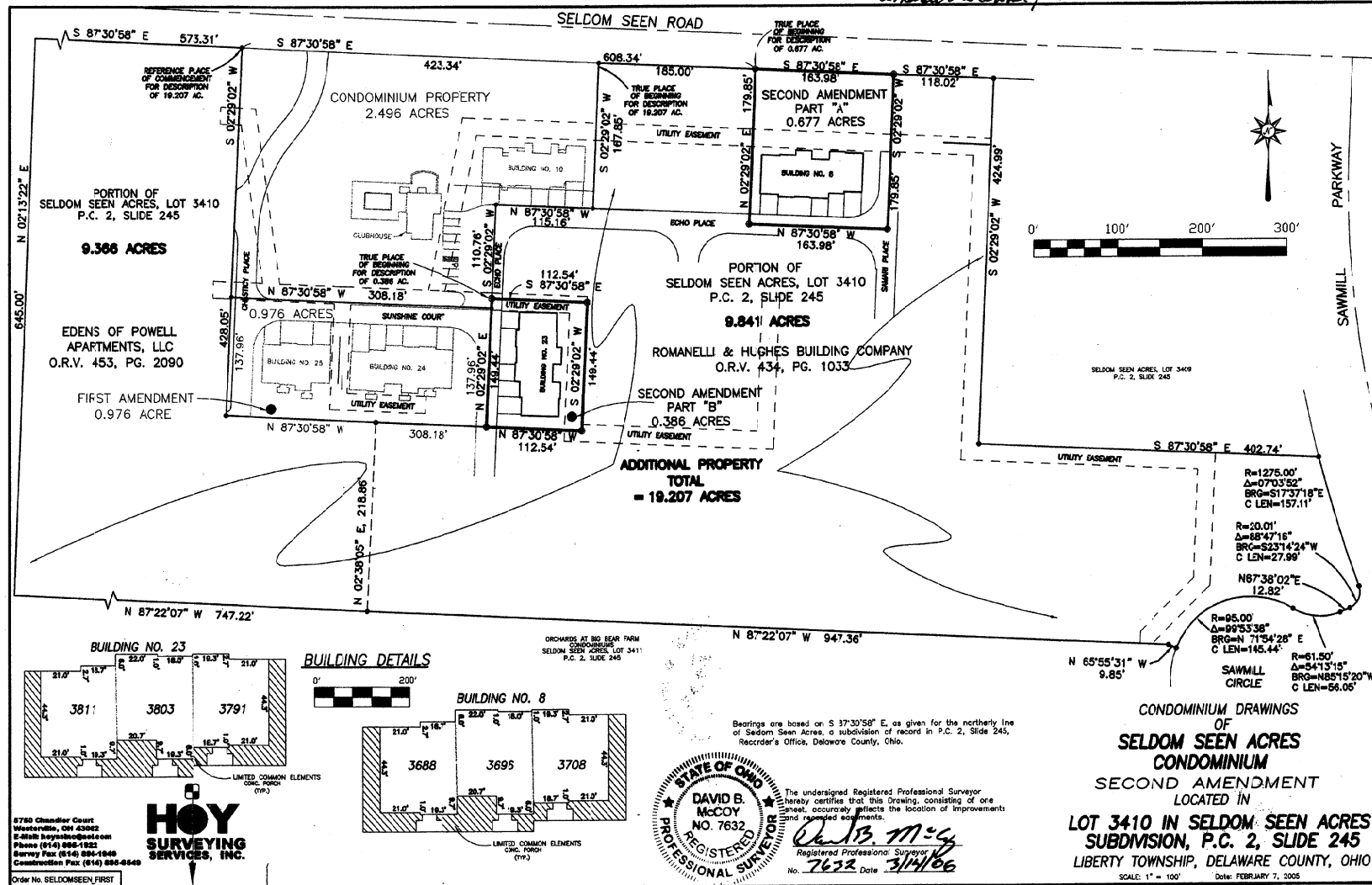
<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

200600012996
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 04-18-2006 At 07:41 AM.
 PLAT 284.00
 OR Book 701 Page 1442 - 1448

OR Book 701 Page 1442



8750 Chandler Court
 Westerville, OH 43082
 Email: hoysurveying@aol.com
 Phone: (614) 896-1822
 Survey Fax: (614) 896-1848
 Construction Fax: (614) 896-4848

HOY SURVEYING SERVICES, INC.

Order No. SELDOMSEEN-FIRST

STATE OF OHIO
DAVID B. MCCOY
 NO. 7632
 REGISTERED PROFESSIONAL SURVEYOR

The undersigned Registered Professional Surveyor hereby certifies that this drawing, consisting of one sheet, accurately reflects the location of improvements and easements.

David B. McCoy
 Registered Professional Surveyor
 No. 7632 Date 3/14/06

Volume: 701 Page: 1442 Instrument Number: 2006-00012996 Seq: 1

Page 1 of 7



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

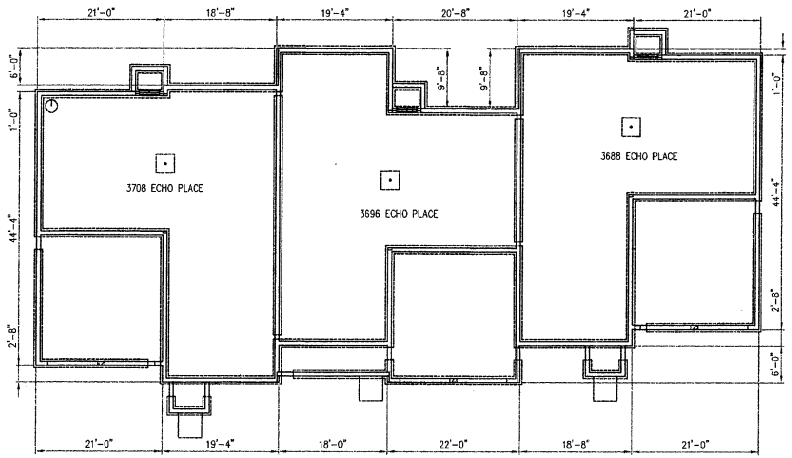
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
CERTIFICATION
The undersigned (Registered Professional Engineer / Registered
Architect) hereby certifies that this drawing accurately, which
consists of 6 sheets, represents the design of the building depicted
hereon as built or constructed.
[Signature]
(Registered Architect / Professional Engineer)
4212 Date 3/14/06



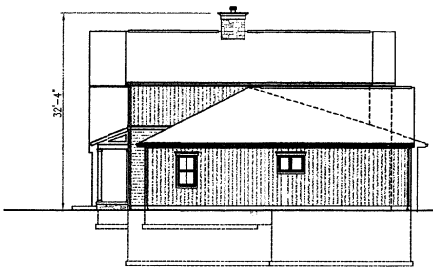
RH
Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

3708 ECHO PLACE
3696 ECHO PLACE
3688 ECHO PLACE

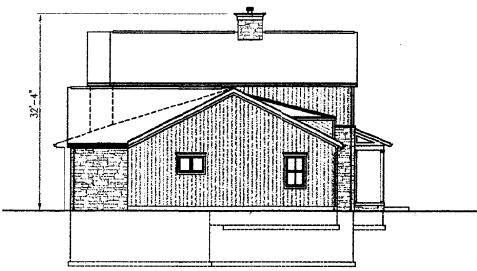
DATE	ISSUE	DATE	ISSUE
3/10/06	FINAL		
SELDOM SEEN ACRES BUILDING B			1 of 3



FOUNDATION PLAN 1/16" = 1'-0"



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"

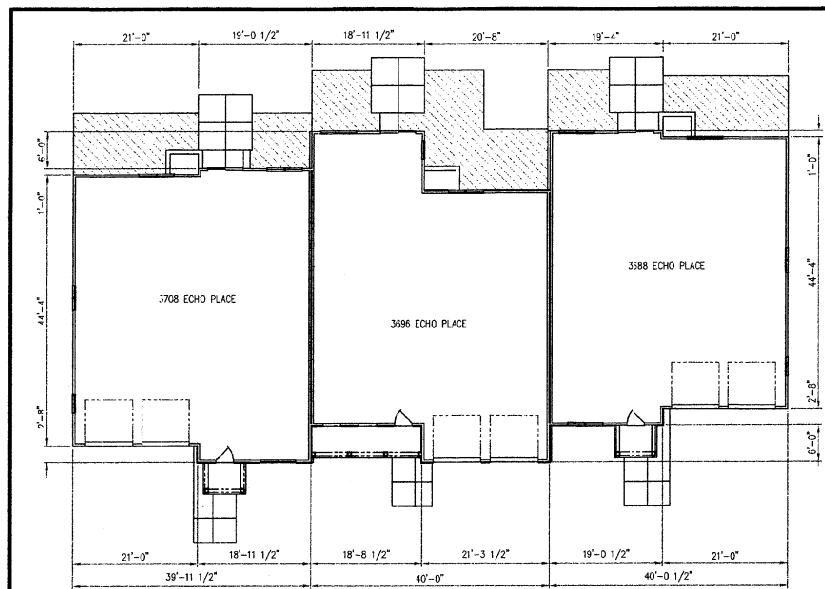
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION
 The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, represents the above work building depicted herein as built or to be constructed.
 Jerald E. Hasbrouck
 Registered Architect / Professional Engineer
 2212 Date 3/14/00



RH
Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schroed. Road Westerville, Ohio 43081
 614-891-3042 Fax 614-891-2045

3708 ECHO PLACE
 3696 ECHO PLACE
 3688 ECHO PLACE

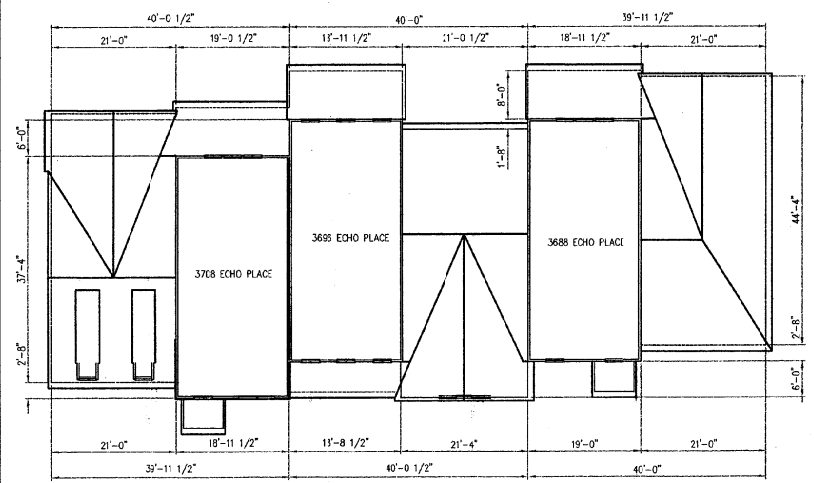
DATE	ISSUE	DATE	ISSUE
3/10/06	FINAL		
SELDOM SEEN ACRES			2 of 3
BUILDING 3			



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

- LIMITED COMMON ELEMENT

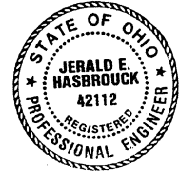


SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted herein to build or constructed.

Jerald E. Masbroeck
 Registered Architect / Professional Engineer
 42112 Date 3/21/06

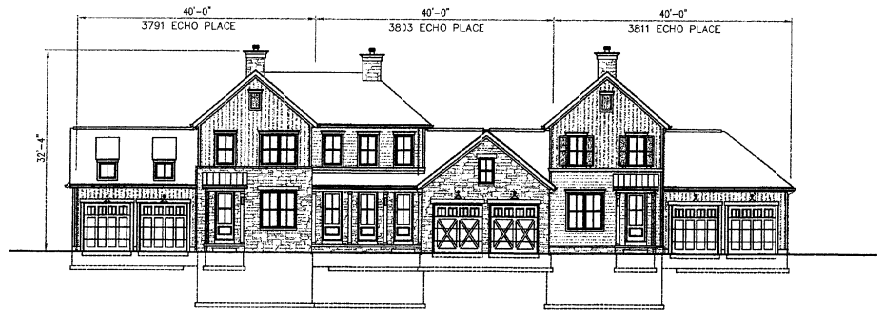


INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"

R&H
Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schreck Road Waverly, Ohio 43081
 614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
3/10/06	FINAL		
SELDOM SEEN ACRES BUILDING 8			3 of 3

3708 ECHO PLACE
3696 ECHO PLACE
3688 ECHO PLACE



FRONT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
CERTIFICATION

The undersigned (Registered Professional Engineer / Registered
Architect) hereby certifies that this drawing accurately, which
consists of 6 sheets, accurately shows each building depicted
hereon as built or constructed.

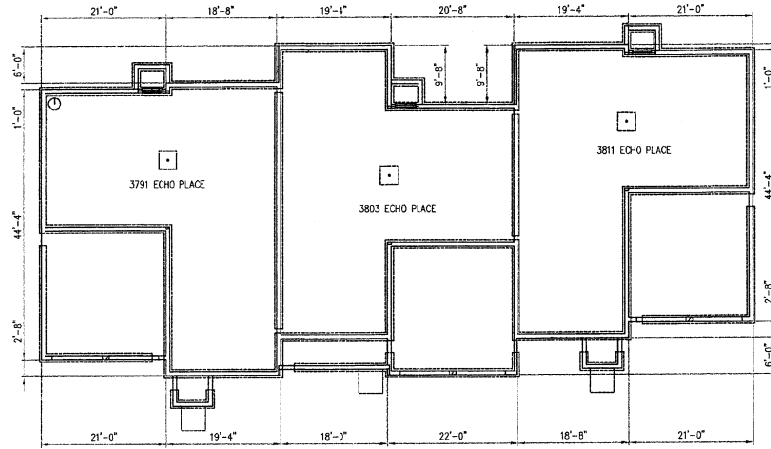
[Signature]
Date 3/13/06



Romanelli & Hughes
BUILDING COMPANY
148 N. Schrock Road Westerville, Ohio 43081
614-891-2042 fax 614-891-2045

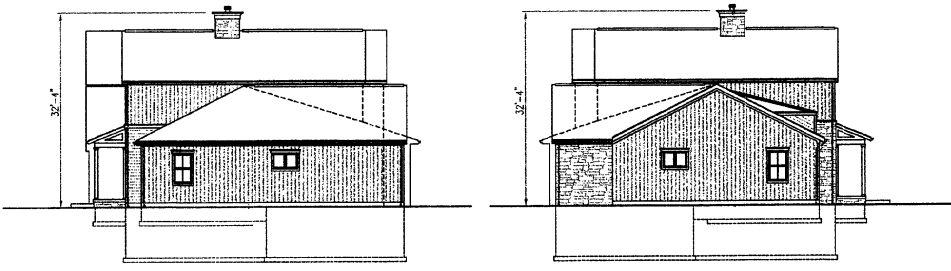
3791 ECHO PLACE
3803 ECHO PLACE
3811 ECHO PLACE

DATE	ISSUE	DATE	ISSUE
3/13/06	FINAL		
SELDOM SEEN ACRES			1 of 3
BUILDING 23			



FOUNDATON PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION
 The undersigned Professional Engineer / Registered Architect hereby certifies that this drawing accurately, which consists of 6 sheets, accurately show each building designed hereon to be built or constructed.
 Jerald E. Masbrock
 Registered Professional Engineer
 42112 Date 3/12/03



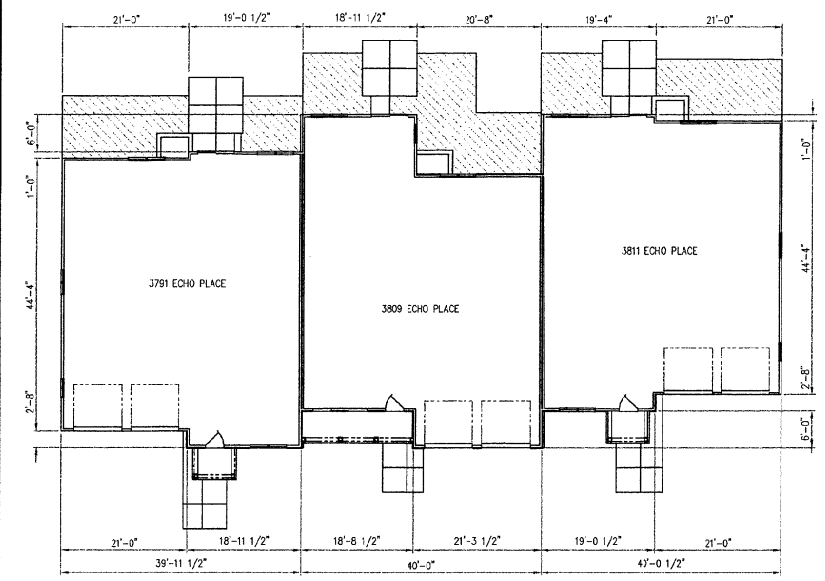
LEFT SIDE ELEVATION 1/16" = 1'-0"

RIGHT SIDE ELEVATION 1/16" = 1'-0"


3791 ECHO PLACE
 3803 ECHO PLACE
 3811 ECHO PLACE

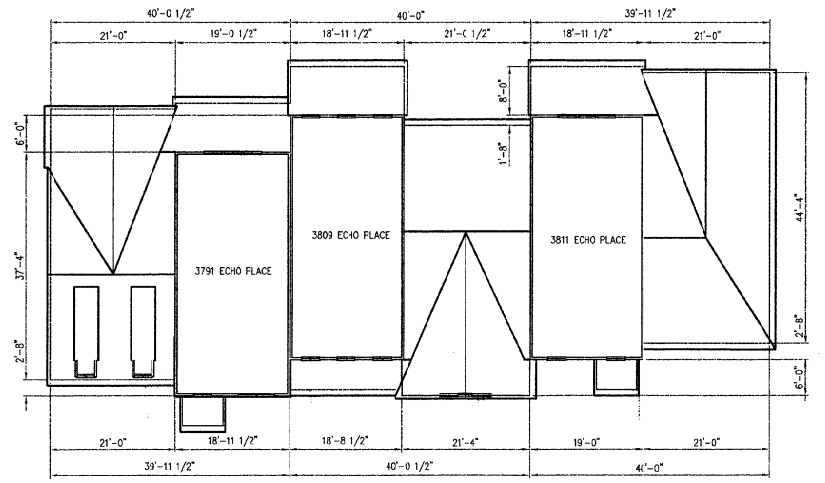
R&H
Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
3/19/06	FINAL		
SELDOM SEEN ACRES			2 of 3
BUILDING 23			



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.
 - LIMITED COMMON ELEMENT



SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION
 The undersigned Registered Professional Engineer / Registered Architect hereby certifies that this drawing accurately, which consists of a set of plans, sections and details, shows each building depicted herein to be lawfully constructed.
 [Signature]
 [Registered Architect / Professional Engineer]
 Date 3/14/06



INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"

RH
Romancelli & Hughes
 BUILDING COMPANY
 149 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

3791 ECHO PLACE
3809 ECHO PLACE
3811 ECHO PLACE

DATE	ISSUE	DATE	ISSUE
3/10/06	FINAL		
SELDOM SEEN ACRES BUILDING 23			3 of 3

**THIRD AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR 726 Pg 908

This Third Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 31 day of July, 2006

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

7-31, 2006

I certify that of a copy of the Third Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings for said Condominium attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hanks *TAB*
Delaware County Auditor

200600027034
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
07-31-2006 At 03:43 pm.
Declaration 104.00
OR Book 726 Page 898-907

200600027034
KEPHART & FISHER
207 N FOURTH ST
COLUMBUS, OH 43215

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property, consisting of one parcel containing approximately 0.375 acres, more or less, is described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to hereinafter as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing two (2) dwelling units, and expanding the Condominium to contain a total of sixteen (16) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B."

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be sixteen (16) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/16th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.~~

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) ~~the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;~~

(b) ~~the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;~~

(c) ~~the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;~~

(d) ~~with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and~~

(e) ~~in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.~~

VOL 0726 PAGE 0902

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 31 day of JULY, 2006.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: *Brad Hughes*

Its: *Asst. Vice President*

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

~~Asst.~~ The foregoing instrument was acknowledged before me by *Brad Hughes* the *Vice President* of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this *31* day of *JULY*, 2006.

Candice Greenberg
Notary Public



CANDICE L. GREENBERG
Notary Public
In and for the State of Ohio
My Commission Expires
July 10, 2011

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215

EXHIBIT A
THIRD AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Legal Description of Additional Property Added Hereby]



July 27, 2006

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Third Amendment
(0.375 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.375 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.06 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 308.18 feet to an iron pin found;

Thence, South 02° 38' 05" West, crossing a portion of said Lot 3410, a distance of 94.47 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 22' 07" East, crossing a portion of said Lot 3410, a distance of 131.05 feet to an iron pin set;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 124.40 feet to an iron pin set;

Thence, North 87° 22' 07" West, with the southerly line of said Lot 3410, a distance of 131.38 feet to an iron pin found;

Thence, North 02° 38' 05" East, crossing a portion of said Lot 3410, a distance of 124.40 feet to the TRUE PLACE OF BEGINNING;

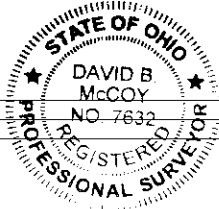
Containing 0.375 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313"

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
Registered Professional Surveyor No. 7632

VOL 0726 PAGE 0905

**EXHIBIT B
THIRD AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

[Supplementary Drawings]

EXHIBIT C
THIRD AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/16 th
3758	3758 Echo Place	10	Charleston	1	1/16 th
3750	3750 Echo Place	10	Charleston	1	1/16 th
3785	3785 Sunshine Court	24	Brunswick	1	1/16 th
3797	3797 Sunshine Court	24	Augustine	1	1/16 th
3805	3805 Sunshine Court	24	Brunswick	1	1/16 th
3815	3815 Sunshine Court	25	Augustine	1	1/16 th
3825	3825 Sunshine Court	25	Brunswick	1	1/16 th
3708	3708 Echo Place	8	Brunswick	1	1/16 th
3696	3696 Echo Place	8	Augustine	1	1/16 th
3688	3688 Echo Place	8	Brunswick	1	1/16 th
3791	3791 Echo Place	23	Brunswick	1	1/16 th
3803	3803 Echo Place	23	Augustine	1	1/16 th
3811	3811 Echo Place	23	Brunswick	1	1/16 th

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3795	3795 Foresta Grand Drive	20	Augustine	1	1/16 th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/16 th
<u>Total</u>				<u>16</u>	16/16ths or 100%

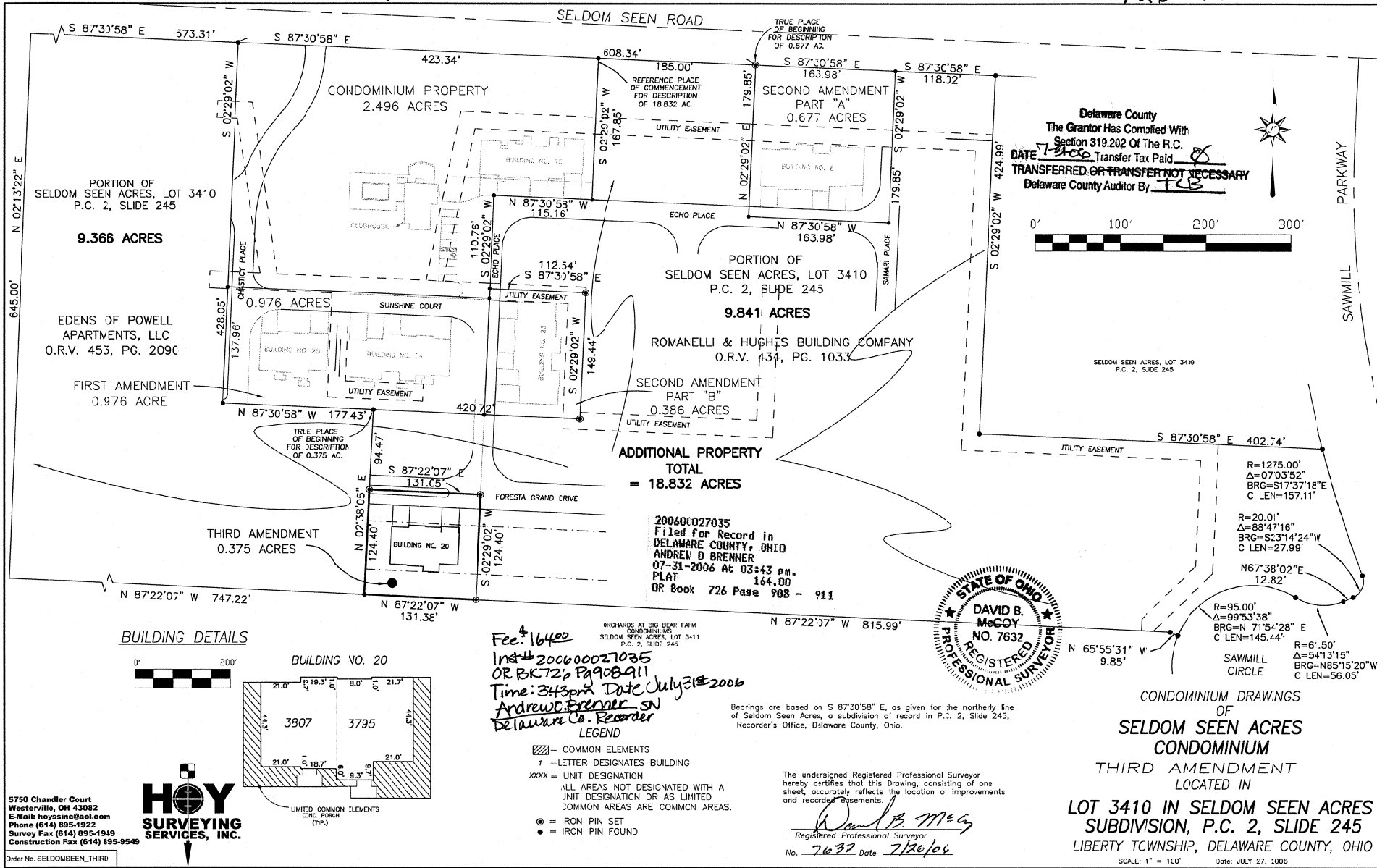
**EXHIBIT D
THIRD AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

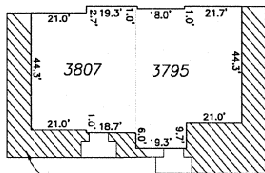
Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.



BUILDING DETAILS



BUILDING NO. 20



LIMITED COMMON ELEMENTS CONC. PORCH (M.P.)

Fee: 16400
Inst # 200600027035
OR BK 726 Pg 908-911
Time: 3:43pm Date July 31st 2006
Andrew D Brenner SR
Delaware Co. Recorder

- LEGEND**
- ▨ = COMMON ELEMENTS
 - 1 = LETTER DESIGNATES BUILDING
 - XXXX = UNIT DESIGNATION
 - ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
 - = IRON PIN SET
 - = IRON PIN FOUND

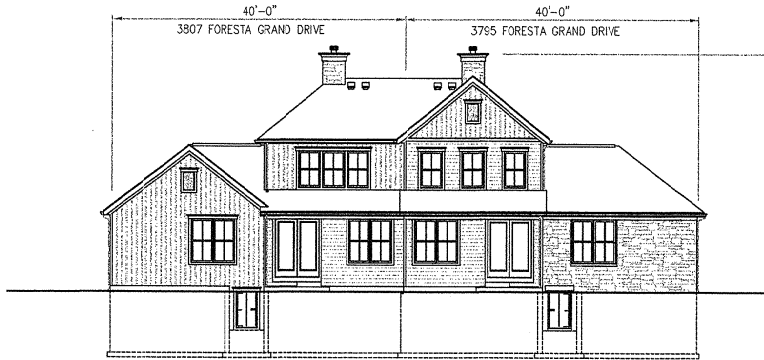
5750 Chandler Court
Westerville, OH 43082
E-Mail: hoysinc@aol.com
Phone (614) 895-1922
Survey Fax (614) 895-1939
Construction Fax (614) 895-9549



Order No. SELDOMSEEN_THIRD



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned Registered Professional Engineer / Registered Architect hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or constructed.

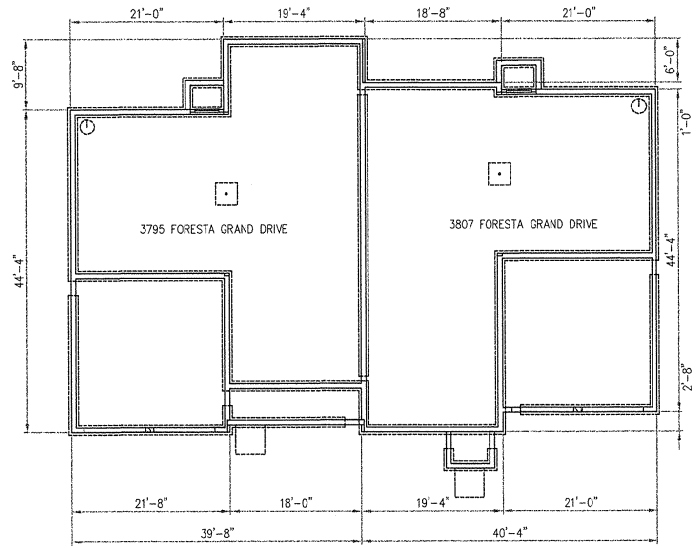
[Signature]
 (Registered Architect / Professional Engineer)
 42112 Date 7/31/06



Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

**3795 FORESTA GRAND DRIVE
 3807 FORESTA GRAND DRIVE**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING 20			

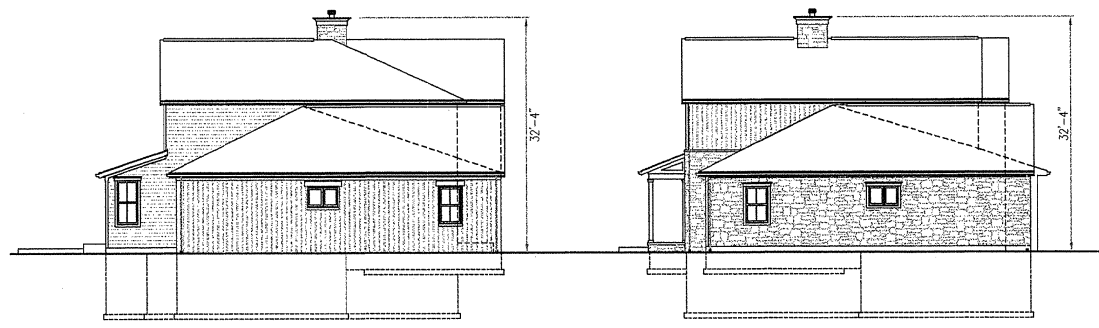


FOUNDATON PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or constructed.

[Signature]
 (Registered Professional Engineer)
 7/31/00



LEFT SIDE ELEVATION 1/16" = 1'-0"

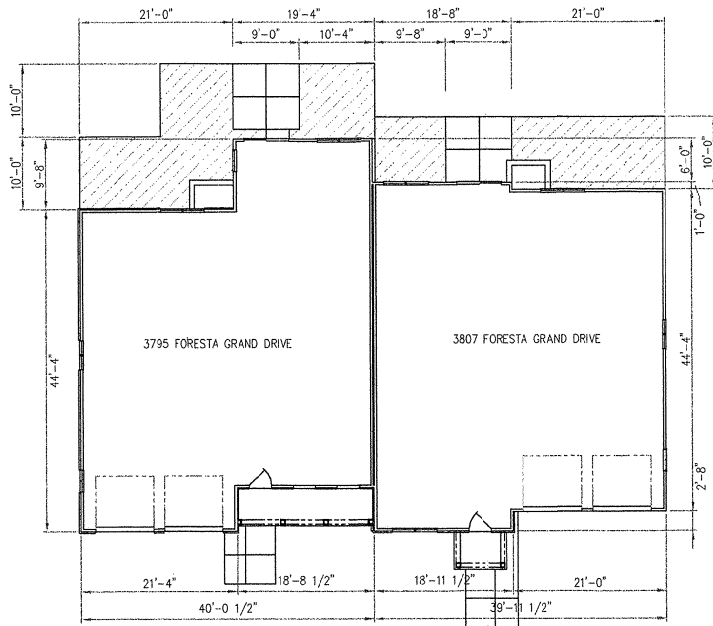
RIGHT SIDE ELEVATION 1/16" = 1'-0"

3795 FORESTA GRAND DRIVE
3807 FORESTA GRAND DRIVE



Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville Ohio 43081
 614-891-2042 Fax 614-891-2045

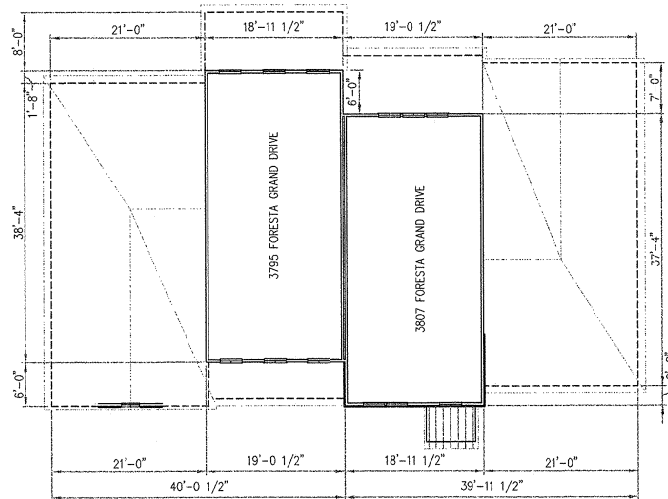
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 20			



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

- LIMITED COMMON ELEMENT



SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned Registered Professional Engineer / Registered Architect hereby certifies that this drawing accurately, which consists of sheets, accurately shows each building depicted hereon as built or constructed.

[Signature]
 Registered Architect / Professional Engineer
 42112 Date 7/31/06



INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"



Romanelli & Hughes

BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-851-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 20			3 of 3

**3795 FORESTA GRAND DRIVE
 3807 FORESTA GRAND DRIVE**

**FOURTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR Vol 737 Pg 2314

This Fourth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 19 day of September, 2006

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 – 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

September 19, 2006

I certify that of a copy of the Fourth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings for said Condominium attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A. Shanks
Delaware County Auditor

200600033251
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
09-19-2006 At 03:30 pm.
DECLAR AMEN 88.00
OR Book 737 Page 2306 - 2313

200600033251
KEPHART & FISHER BOX

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of two parcels, parcel one containing approximately 0.713 acres, more or less, and parcel two containing approximately 0.300 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to hereinafter as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains two (2) buildings containing six (6) dwelling units, and expanding the Condominium to contain a total of twenty-two (22) dwelling units, each of which is called a "Unit". The buildings contain townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached

Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B."

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be twenty-two (22) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/22nd. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

~~The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.~~

~~The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.~~

~~9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:~~

~~(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;~~

~~(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;~~

~~(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;~~

~~(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and~~

~~(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.~~

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 19 day of September, 2006.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: [Signature]
Its: MANAGEMENT

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Darrel R. Miller the Treasurer of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 19 day of September, 2006.

[Signature]
Notary Public

This instrument prepared by:

Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215



LINDSAY A. HELMAN
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

**EXHIBIT A
FOURTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

[Legal Description of Additional Property Added Hereby]



September 8, 2006

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Additional Property
(17.819 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in portions of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portions being comprised of: a) 8.828 acres out of that 11.880 acre tract conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 and b) 9.366 acres, conveyed to Edens of Powell Apartments, LLC, in Official Record Volume 453, Page 2090, for a total of 17.819 acres, said 17.819 acres being more particularly described as:

Commencing for reference at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence South $87^{\circ} 30' 58''$ East, along the northerly line of said Lot 3410, a distance of 423.34 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South $02^{\circ} 29' 02''$ West, a distance of 167.85 feet to an iron pin set;

Thence, South $87^{\circ} 30' 58''$ East, a distance of 185.00 feet to an iron pin set;

Thence, South $02^{\circ} 29' 02''$ West, a distance of 12.00 feet to an iron pin set;

Thence, South $87^{\circ} 30' 58''$ East, a distance of 163.98 feet to an iron pin set;

Thence, North $02^{\circ} 29' 02''$ East, a distance of 179.85 feet to an iron pin set;

Thence, South $87^{\circ} 30' 58''$ East, with the northerly line of said Lot 3410, a distance of 118.02 feet to an iron pin found;

Thence, South $02^{\circ} 29' 02''$ West, with the easterly line of said Lot 3410, a distance of 424.99 feet to an iron pin found;

Thence, South $87^{\circ} 30' 58''$ East, with a southerly line of said Lot 3410, a distance of 402.74 feet to an iron pin found in the westerly right-of-way line of Sawmill Parkway;

Thence, with said right-of-way line, with the arc of a curve to the left, having a radius of 1275.00 feet, a delta angle of $07^{\circ} 03' 52''$, a chord bearing of South $17^{\circ} 37' 18''$ East and a chord of 157.11 feet to an iron pin found;

Thence, with said right-of-way line and with the northerly right-of-way-line of Sawmill Circle, with the arc of a curve to the right, having a radius of 20.01 feet, a delta angle of $88^{\circ} 47' 16''$, a chord bearing of South $23^{\circ} 14' 24''$ West and a chord of 27.99 feet to an iron pin found;

Thence, North $67^{\circ} 38' 02''$ East, with said northerly right-of-way line, a distance of 12.82 feet to an iron pin found;

Thence, with said right-of-way line, with the arc of a curve to the right, having a radius of 61.50 feet, a delta angle of $54^{\circ} 13' 15''$, a chord bearing of North $85^{\circ} 15' 20''$ West and a chord of 56.05 feet to an iron pin found;

Thence, with said right-of-way line, with the arc of a curve to the left, having a radius of 95.00 feet, a delta angle of $99^{\circ} 53' 38''$, a chord bearing of North $71^{\circ} 54' 28''$ East and a chord of

VOL 0737 PAGE 2313

145.44 feet to an iron pin found;

Thence, North 65° 55' 31" West, with a southerly line of said Lot 3410, a distance of 9.85 feet to an iron pin found;

Thence, North 87° 22' 07" West, with a southerly line of said Lot 3410, a distance of 519.28 feet to an iron pin found;

Thence, North 02° 29' 02" East, a distance of 124.40 feet to an iron pin found;

Thence, South 87° 22' 07" East, a distance of 105.00 feet to an iron pin found;

Thence, South 02° 38' 05" West, a distance of 124.40 feet to an iron pin found;

Thence, North 87° 22' 07" West, with a southerly line of said Lot 3410, a distance of 747.22 feet to an iron pin found at the southwest corner of said Lot 3410;

Thence, North 02° 29' 02" East, with the westerly line of said Lot 3410, a distance of 645.00 feet to an iron pin found at the northwesterly corner of said Lot 3410, the same being in said southerly right-of-way line;

Thence, South 87° 30' 58" East, with the northerly line of said Lot 3410, a distance of 573.31 feet to an iron pin found;

Thence, South 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 428.05 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 420.72 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 149.44 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 112.54 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 110.76 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 115.16 feet to an iron pin found;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 167.85 feet to the TRUE PLACE OF BEGINNING;

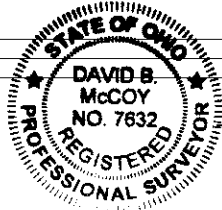
Containing 17.819 acres of land, more or less.

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

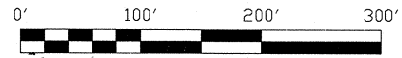
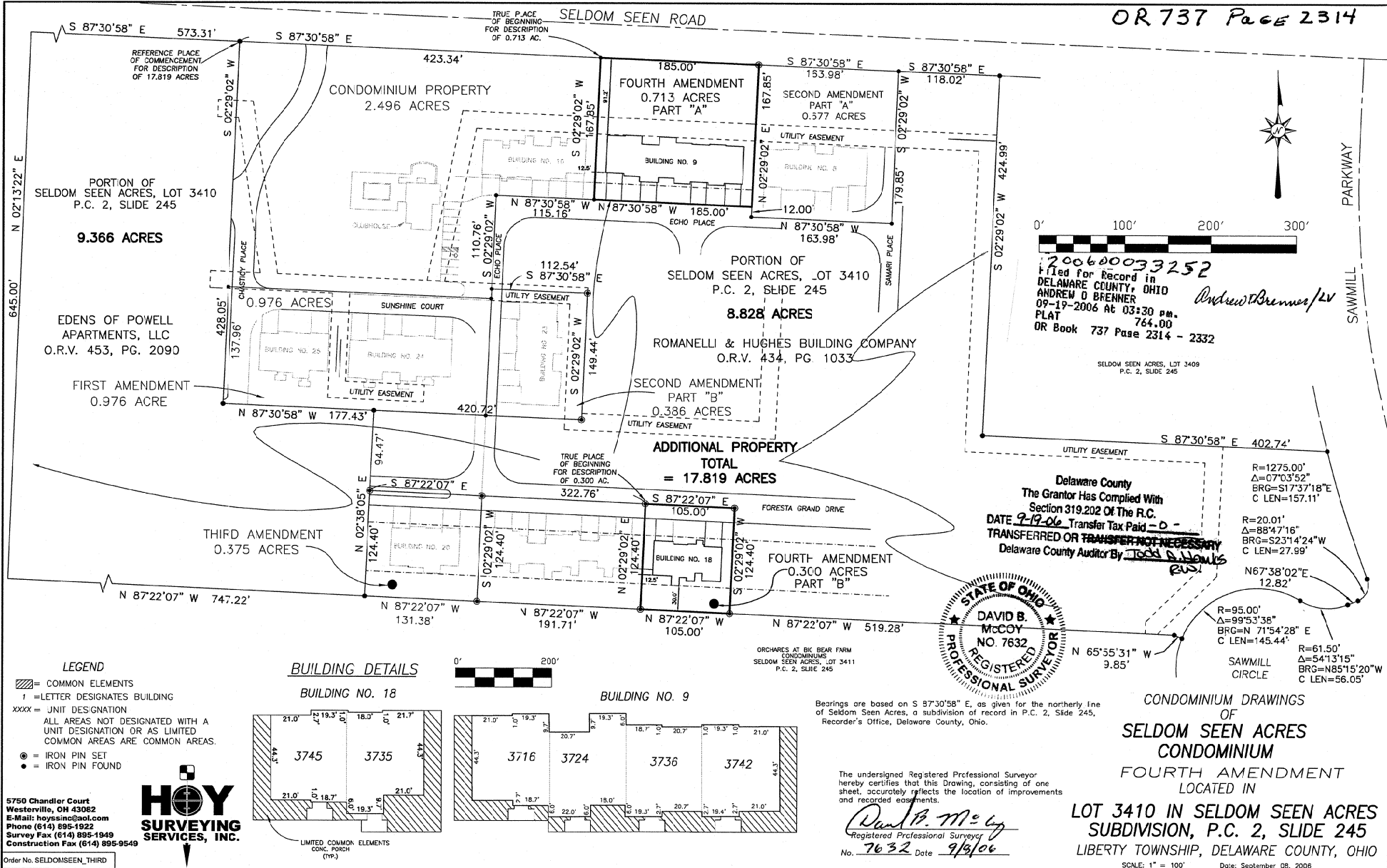
Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
Registered Professional Surveyor No. 7632

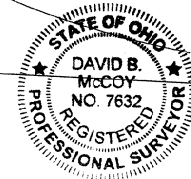


20060033252
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 09-19-2006 At 03:30 pm.
 PLAT 764.00
 OR Book 737 Page 2314 - 2332



PARKWAY
 SAWMILL

Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 9-19-06 Transfer Tax Paid - 0 -
 TRANSFERRED OR TRANSFER NOT NECESSARY
 Delaware County Auditor By Jack R. Howls *RS*



R=1275.00'
 Δ=07°03'52"
 BRG=S17°37'18"E
 C LEN=157.11'

 R=20.01'
 Δ=88°47'16"
 BRG=S23°14'24"W
 C LEN=27.99'

 N67°38'02"E
 12.82'

 R=95.00'
 Δ=99°53'38"
 BRG=N 71°54'28" E
 C LEN=145.44'

 R=61.50'
 Δ=54°13'15"
 BRG=N85°15'20"W
 C LEN=56.05'

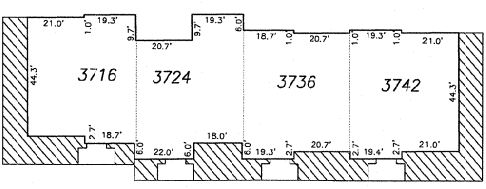
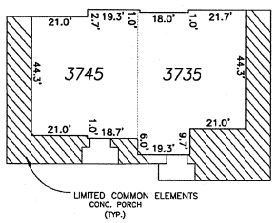
Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of one sheet, accurately reflects the location of improvements and recorded easements.
David B. McCoy
 Registered Professional Surveyor
 No. 7632 Date 9/19/06

CONDOMINIUM DRAWINGS
 OF
 SELDOM SEEN ACRES
 CONDOMINIUM
 FOURTH AMENDMENT
 LOCATED IN
 LOT 3410 IN SELDOM SEEN ACRES
 SUBDIVISION, P.C. 2, SLIDE 245
 LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
 SCALE: 1" = 100' Date: September 05, 2006

LEGEND
 [Hatched] = COMMON ELEMENTS
 [Letter] = LETTER DESIGNATES BUILDING
 XXXX = JNIT DESIGNATION
 ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
 ● = IRON PIN SET
 ● = IRON PIN FOUND

BUILDING DETAILS



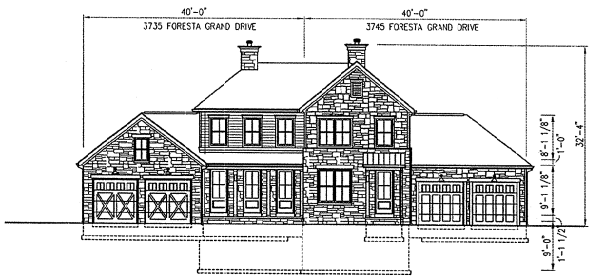
5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoysinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-9549
 Order No. SELDOMSEEN_THIRD



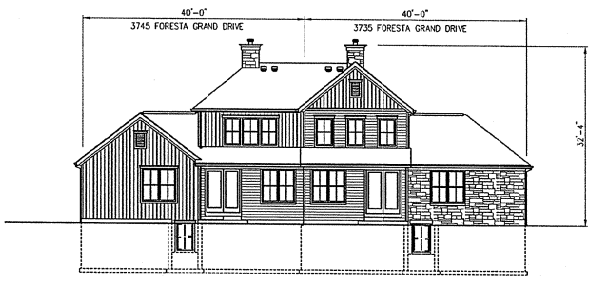
Col 3 slide 768

9-19-06 For Declaration see OR 737 Pg. 2306

7892-E



FRONT ELEVATION 1/16" = 1'-0"

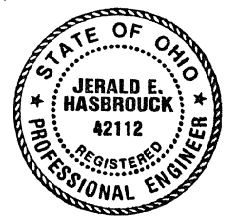


REAR ELEVATION 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
CERTIFICATION

The undersigned Registered Professional Engineer / Registered
Architect hereby certifies that this drawing accurately, which
consists of sheets, accurately shows each building depicted
to be built in accordance with the specifications.

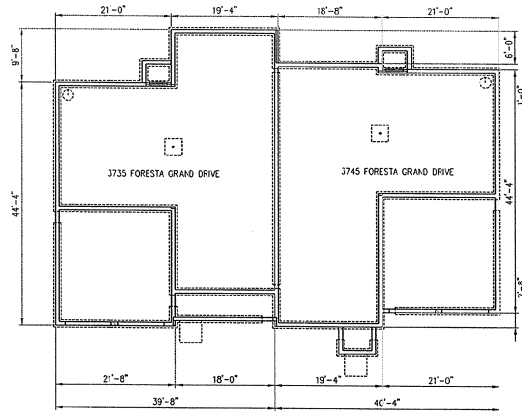
[Handwritten Signature]
 Registered Professional Engineer
 42112 Date 9/18/00



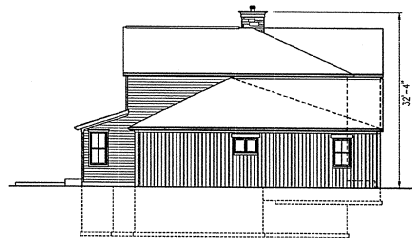
Romacelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westville, Ohio 43091
 614-691-2042 Fax 614-691-2045

3735 FORESTA GRAND DRIVE
 3745 FORESTA GRAND DRIVE

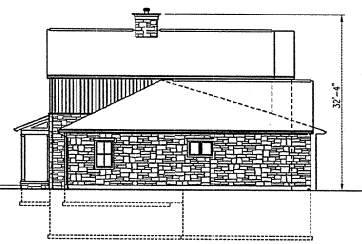
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING <input checked="" type="checkbox"/> 18			



FOUNDATION PLAN 1/16" = 1'-0"



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"

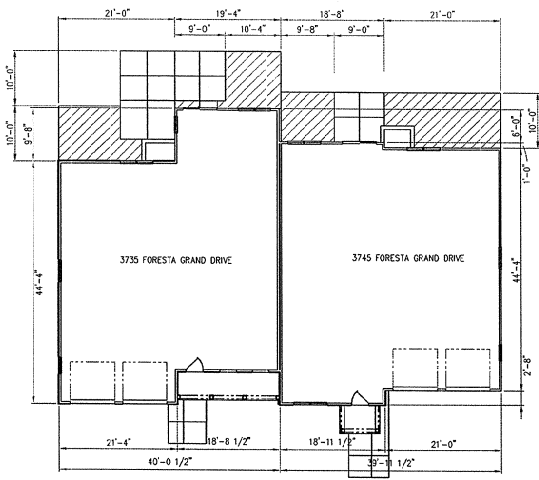
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
CERTIFICATION
The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that drawing accuracy, which consists of sheets, accurately show each building depicted hereon as built or to be constructed.
J. Hasbrouck
(Registered Architect / Professional Engineer)
Date 9/18/06



Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

3735 FORESTA GRAND DRIVE
3745 FORESTA GRAND DRIVE

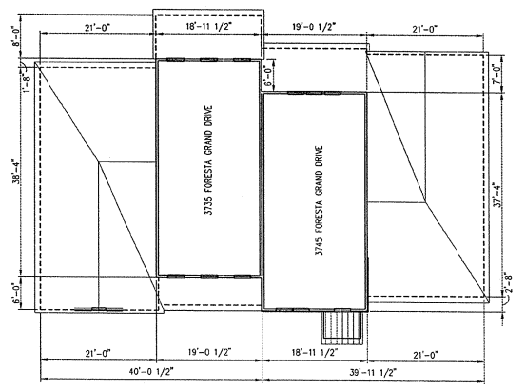
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 87 18			



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

 - LIMITED COMMON ELEMENT



SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that the drawing accurately, which consists of sheets, accurately shows each building depicted herein and all of constructed.

Registered Professional Engineer

42112 Date 9/18/06



INTERIOR WALL THICKNESS:
WITHIN UNIT = 3 1/2"
BETWEEN UNITS = 9 1/4"

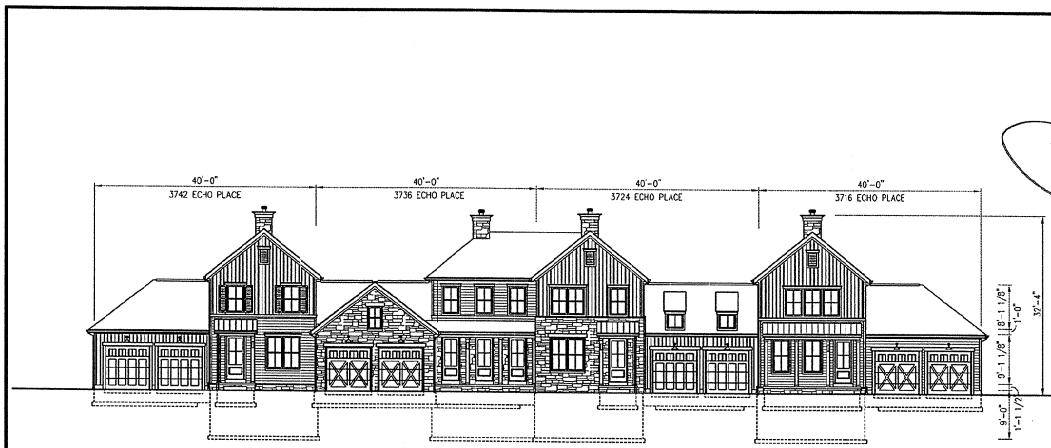


Romanelli & Hughes
BUILDING COMPANY

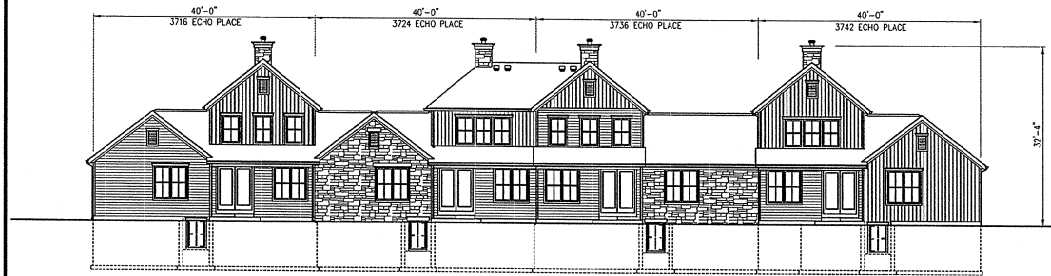
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			3 of 3
BUILDING 28 18			

3735 FORESTA GRAND DRIVE
3745 FORESTA GRAND DRIVE



FRONT ELEVATION 1/16" = 1'-0"

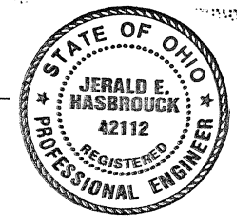


REAR ELEVATION 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of a body, separately shown, which building depicted is correct in all respects.

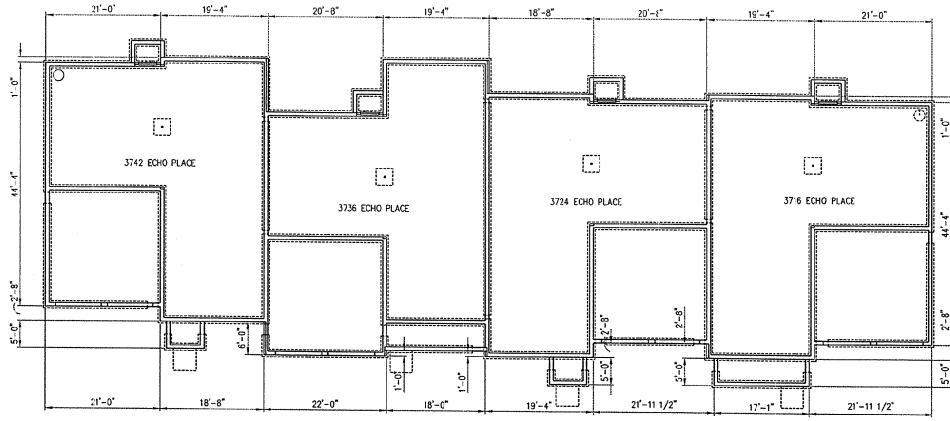
Jerald E. Hasbrouck
 (Registered Architect/Professional Engineer)
 42112 Date: 9/08/00



Romacelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

**3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE**

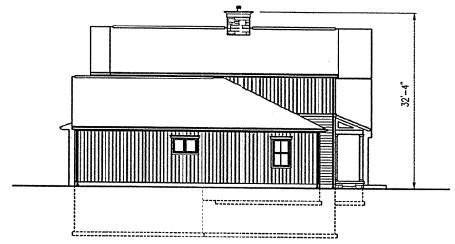
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING 9			



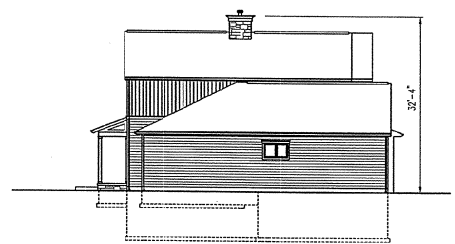
FOUNDATION PLAN 1/12" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION
 The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that the drawing accuracy, which consists of 6 sheets, accurately shows each building depicted thereon as fully described.

Jerald E. Hasbrouck
 Registered Architect / Professional Engineer
 #222 Date 9/08/06



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"

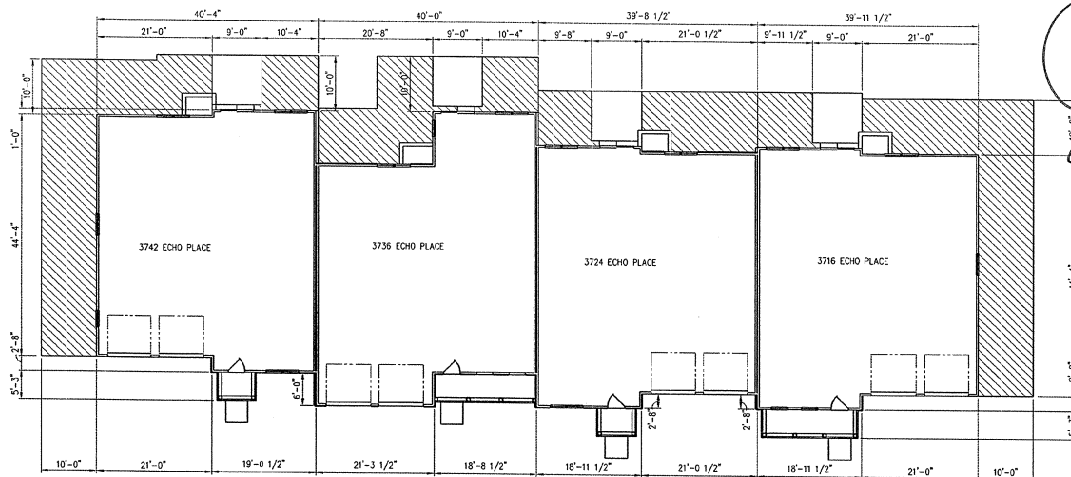
3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE



Romacelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-691-2042 Fax 614-691-2345


DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 9			

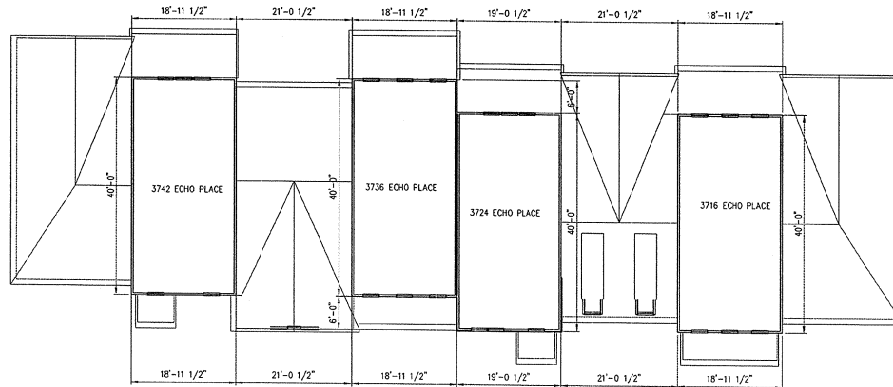
3-768 F



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

 - LIMITED COMMON ELEMENT



SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT FOR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of details explicitly shown on this building depicted hereon as built or constructed.

(Registered Architect / Professional Engineer)

DATE 9/06/06



INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"

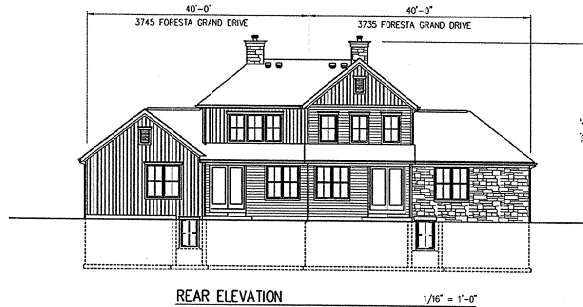
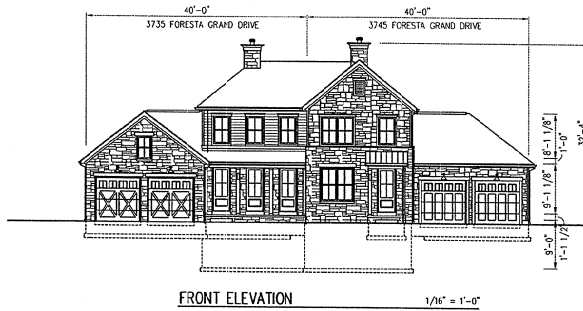


Romanelli & Hughes
 BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			3 of 3
BUILDING 9			



REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as will be constructed.

(Registered Professional Engineer/Architect)

Jerald E. Hasbrouck
Date 9/20/06



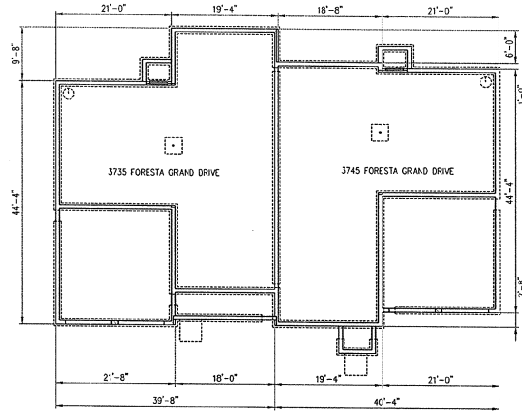
3735 FORESTA GRAND DRIVE
3745 FORESTA GRAND DRIVE



Romaneli & Hughes

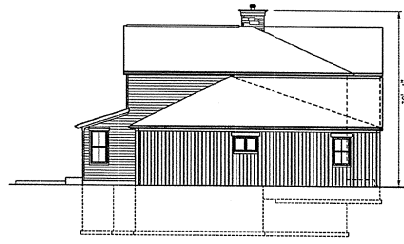
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2942 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING <input checked="" type="checkbox"/> 18			

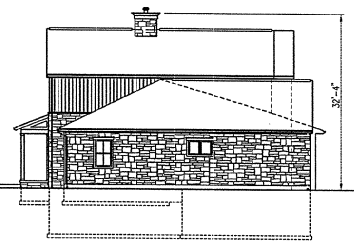


FOUNDATION PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION
 The undersigned Architect / Professional Engineer / Registered Architect hereby certifies that this drawing accurately depicts the construction of 6 sheets, as indicated, shown each building depicted herein as built or constructed.
 Registered Architect / Professional Engineer
 42112 8/08/06



LEFT SIDE ELEVATION 1/16" = 1'-0"



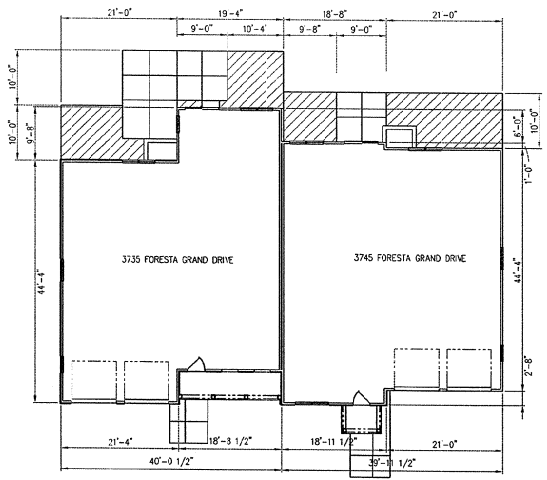
RIGHT SIDE ELEVATION 1/16" = 1'-0"

3735 FORESTA GRAND DRIVE
 3745 FORESTA GRAND DRIVE



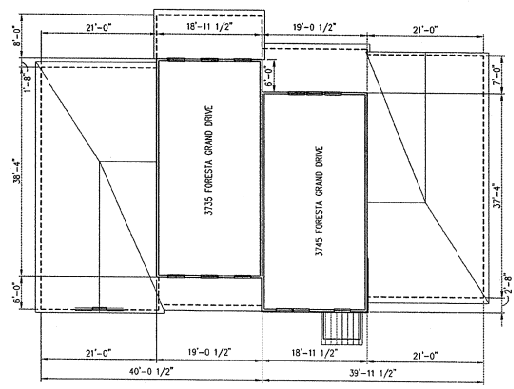
Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 28 18			



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.



SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECTOR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned Registered Professional Engineer / Registered Architect hereby certifies that the drawings are true and correct, which consist of these, as hereby shown each building depicted hereon as built or projected.

(Registered Architect / Professional Engineer)

JEROME A. HOBBS
DATE 7/18/18



INTERIOR WALL THICKNESS:
WITHIN UNIT = 3 1/2"
BETWEEN UNITS = 9 1/4"



Romanelli & Hughes
BUILDING COMPANY
148 W. Schrook Road Westerville, Ohio 43081
614-691-2042 Fax 614-691-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			3 of 3
BUILDING 218			

3735 FORESTA GRAND DRIVE
3745 FORESTA GRAND DRIVE

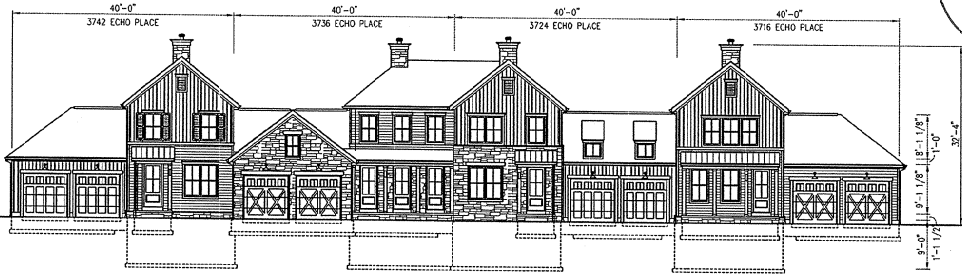
2891-E

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
CERTIFICATION

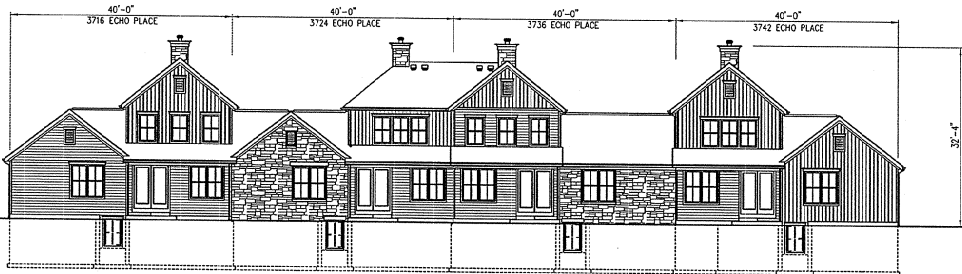
The undersigned Registered Professional Engineer / Registered Architect hereby certifies that this drawing accurately depicts the construction of the building shown and is true to the contract documents.

(Registered Architect / Professional Engineer)

Date: 7/17/04



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"



Romaneli & Hughes

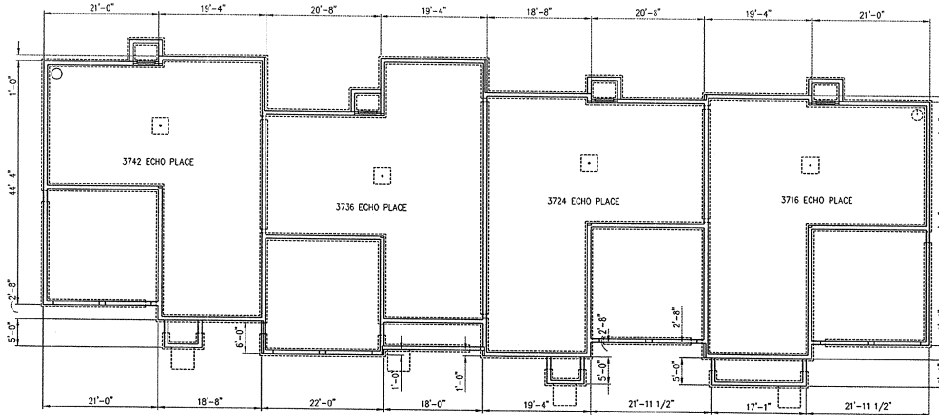
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

3742 ECHO PLACE
3736 ECHO PLACE
3724 ECHO PLACE
3716 ECHO PLACE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING 9			

7807L-E

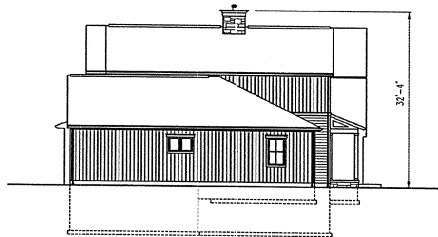


FOUNDATION PLAN 1/16" = 1'-0"

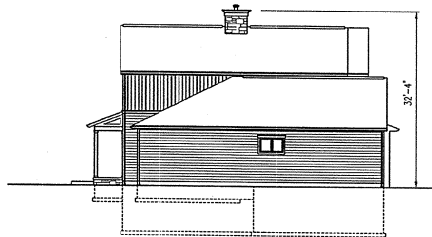
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that the drawings accurately, which consists of plans, sections, and specifications building depicted herein as built or constructed.

Jerald E. Hasbrouck
 [Registered Architect / Professional Engineer]
 42112 Date: 7/08/04



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"



Romanelli & Hughes

BUILDING COMPANY
 148 W. Schroed Road Westerville, Ohio 43081
 614-891-2342 Fax 614-891-2045

3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 9			

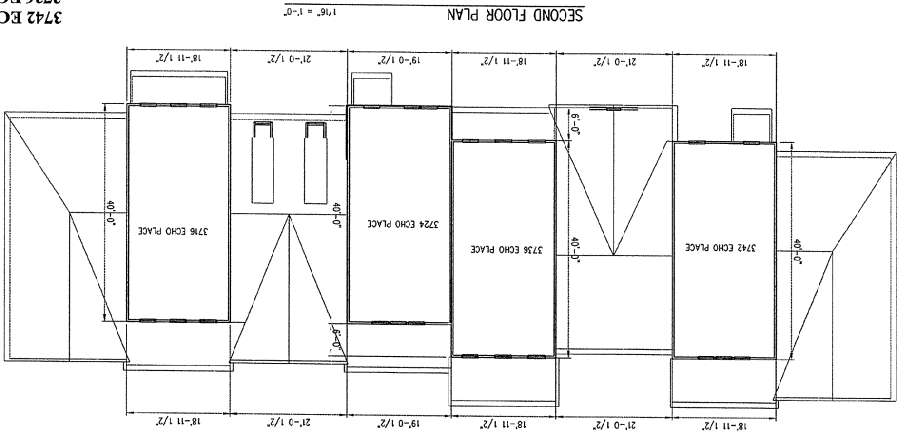
3 of 3	BUILDING 9
SELDOM SEEN AGREES	
DATE	ISSUE
DATE	ISSUE

3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE

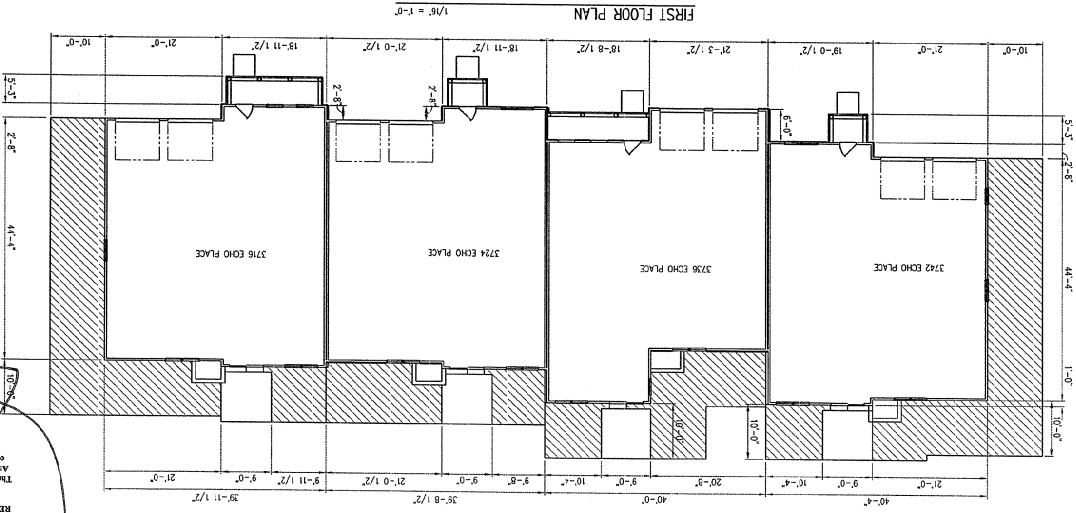
148 W. SHELTON ROAD
 614-891-8042
 614-891-8042
 ROMANECIL & HUGHES
 BUILDING COMPANY



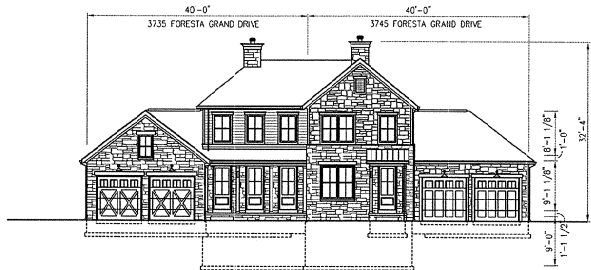
INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"



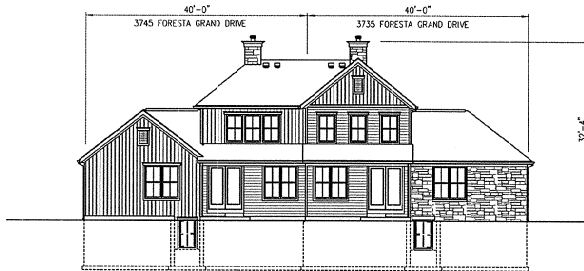
— LIMITED COMMON ELEMENT
 DESIGNED BY
 - ALL AREAS ON THE FRAMINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE



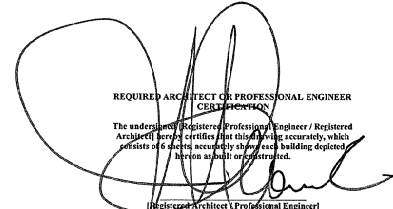
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
 THE UNDERSIGNED (Registered Professional Engineer / Registered Architect) hereby certifies that the drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer / Registered Architect in the State of Ohio.
 4/21/12
 Herald E. Hasbrouck



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"


 REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
 CERTIFICATION
 The undersigned Registered Professional Engineer / Registered
 Architect hereby certifies that this drawing accurately, which
 consists of a building necessary to be used as building depicted
 herein as built or to be constructed.
 Jerald E. Hasbrouck (Professional Engineer)
 42112 9/08/04

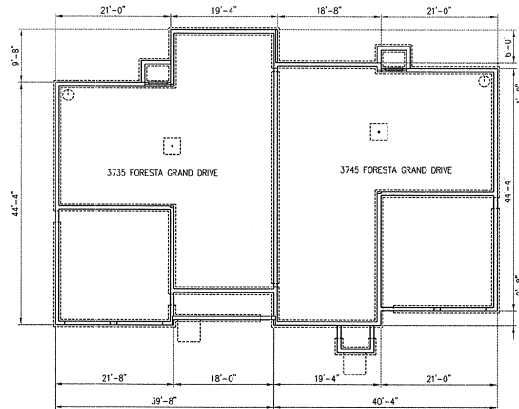



Romacelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax: 614-891-2045

3735 FORESTA GRAND DRIVE
3745 FORESTA GRAND DRIVE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING X / 3			

3-768M



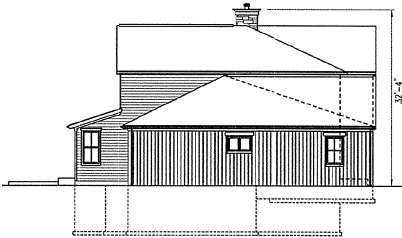
FOUNDATION PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

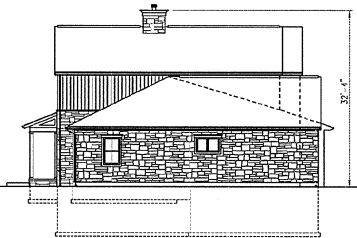
The undersigned [Registered Professional Engineer / Registered Architect] hereby certifies that this drawing accurately, which consists of sheets, accurately shows such building depicted herein as built or to be built.

Professional Architect / Professional Engineer

Signature: *[Handwritten Signature]*
Date: 9/10/06



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"



Romanelli & Hughes

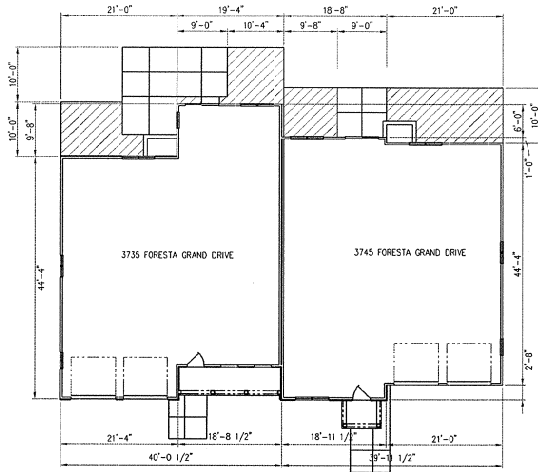
BUILDING COMPANY

148 W Schrock Road Westerville, Ohio 43081
614-891-2942 Fax 614-891-2945

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 2013			

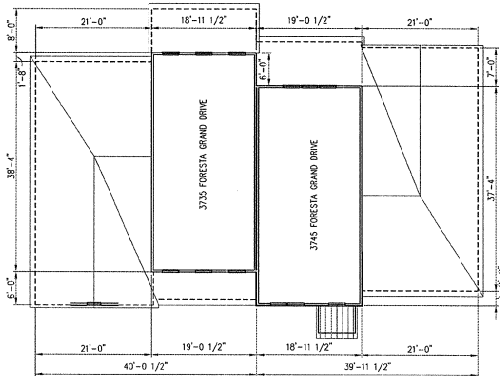
3735 FORESTA GRAND DRIVE
3745 FORESTA GRAND DRIVE

3-768N



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED AS:



SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately shows each building depicted hereon as laid out or constructed.

[Signature]
 (Registered Architect / Professional Engineer)
 42112 Date 9/08/06



INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"

RH
Romacelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2043

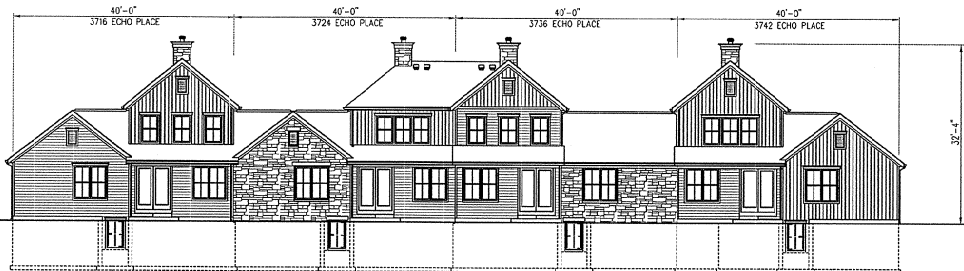
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			3 of 3
BUILDING 218			

3735 FORESTA GRAND DRIVE
 3745 FORESTA GRAND DRIVE

3-768-0



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing, security, which consists of 6 sheets, is a true and correct building depicted as shown on this set of drawings.

(Registered Architect / Professional Engineer)

42112 9/26/04

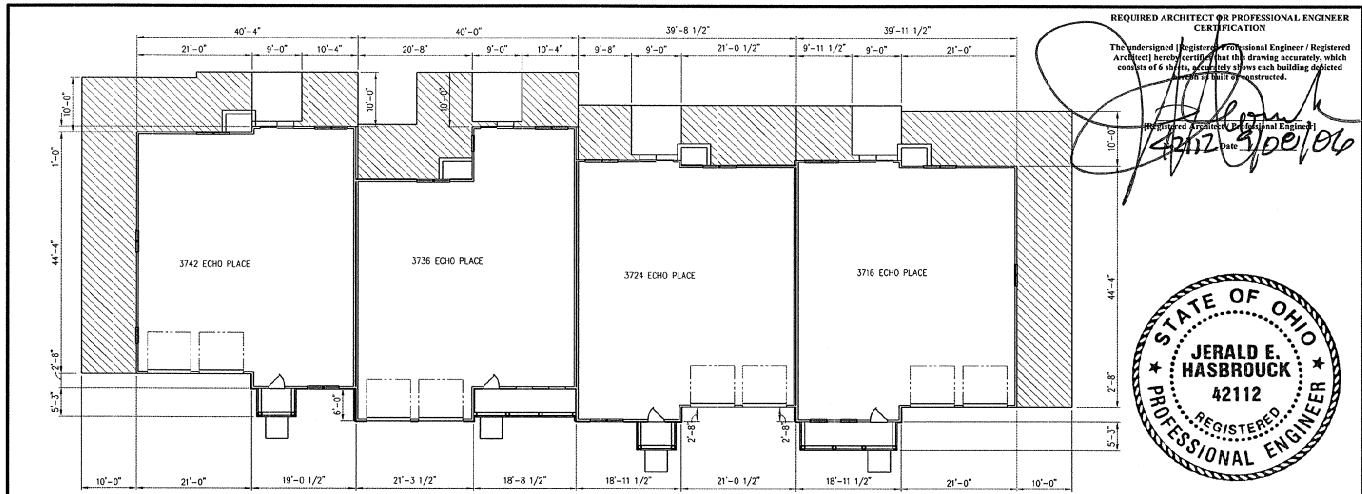


R&H
Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2043

3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 9			1 of 3

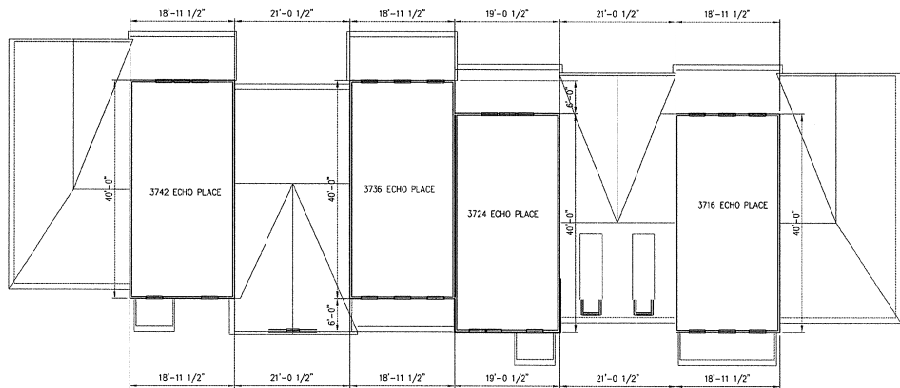
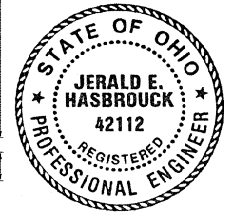
3-768 P



REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned [Registered Professional Engineer / Registered Architect] hereby certifies that this drawing accurately depicts the design of the building as constructed.

Jerald E. Hasbrock
 Registered Architect (Professional Engineer)
 42112 Date: 3/20/06



INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"



148 W. Schrock Road Westerville, Ohio 43081
 614-891-2092 Fax 614-891-0044

**3742 ECHO PLACE
 3736 ECHO PLACE
 3724 ECHO PLACE
 3716 ECHO PLACE**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 9			3 of 3

3-768R

TO EXHIBIT A
TO ADD LEGAL DESK
EXHIBITS C AND D
RECORDED
AND TO ADD

**FOURTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

DR. Vol 737 Pg 2314

This Fourth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 19 day of September, 2006

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

September 19, 2006

I certify that of a copy of the Fourth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings for said Condominium attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

RE

Todd A. Shank
Delaware County Auditor

201000013774
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW O BRENNER, RECORDER
05-28-2010 At 04:01 pm.
DECLAR AMEN 124.00
DR Book 969 Page 1638 - 1650

200600033251
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW O BRENNER
09-19-2006 At 03:30 pm.
DECLAR AMEN 88.00
DR Book 737 Page 2306 - 2313

201000013774
TALON TITLE

200600033251
KEPHART & FISHER BOX

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of two parcels, parcel one containing approximately 0.713 acres, more or less, and parcel two containing approximately 0.300 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to hereinafter as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains two (2) buildings containing six (6) dwelling units, and expanding the Condominium to contain a total of twenty-two (22) dwelling units, each of which is called a "Unit". The buildings contain townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached

Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B."

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be twenty-two (22) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/22nd. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

~~The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.~~

~~The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.~~

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) ~~the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;~~

(b) ~~the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;~~

(c) ~~the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;~~

(d) ~~with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and~~

(e) ~~in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.~~

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 19 day of September, 2006.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: [Signature]

Its: [Signature]

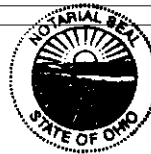
STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Darrel R. Miller the treasurer of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 19 day of September, 2006.

[Signature]
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215



LINDSAY A. HELMAN
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.



September 8, 2006

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Fourth Amendment, Part "A"
(0.713 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.375 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence, South 87° 30' 58" West, with the northerly line of said 14.376 acres, a distance of 423.34 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" West, with the northerly line of said 14.376 acres, a distance of 185.00 to an iron pin set;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 167.85 feet to an iron pin set;

Thence, North 87° 22' 07" West, a distance of 185.00 feet to an iron pin found;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 167.85 feet to the TRUE PLACE OF BEGINNING;

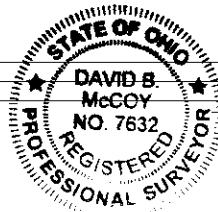
Containing 0.713 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632



September 8, 2006

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Fourth Amendment, Part "B"
(0.300 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.300 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.05 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 177.43 feet to an iron pin found;

Thence, South 02° 38' 05" West, crossing a portion of said Lot 3410, a distance of 94.47 feet to an iron pin found;

Thence, South 87° 22' 07" East, crossing a portion of said Lot 3410, a distance of 322.76 feet to an iron pin set at the TRUE PLACE OF BEGINNING,

Thence, from said TRUE PLACE OF BEGINNING, South 87° 22' 07" East, crossing a portion of said Lot 3410, a distance of 105.00 feet to an iron pin set;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 124.40 feet to an iron pin set.

Thence, North 87° 22' 07" West, with the southerly line of said Lot 3410, a distance of 105.00 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 124.40 feet to the TRUE PLACE OF BEGINNING:

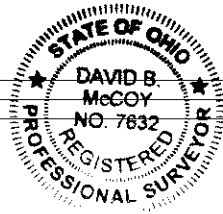
Containing 0.300 acres of land, more or less.

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

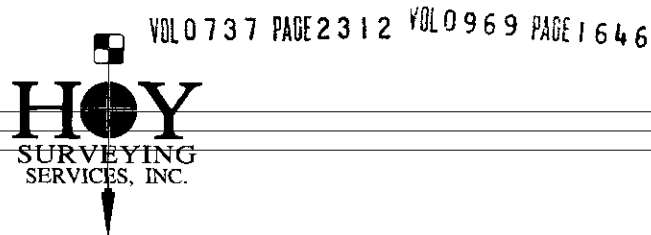
Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245. Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632



September 8, 2006

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Additional Property
(17.819 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in portions of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portions being comprised of: a) 8.828 acres out of that 11.880 acre tract conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 and b) 9.366 acres, conveyed to Edens of Powell Apartments, LLC, in Official Record Volume 453, Page 2090, for a total of 17.819 acres, said 17.819 acres being more particularly described as:

Commencing for reference at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence South $87^{\circ} 30' 58''$ East, along the northerly line of said Lot 3410, a distance of 423.34 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South $02^{\circ} 29' 02''$ West, a distance of 167.85 feet to an iron pin set;

Thence, South $87^{\circ} 30' 58''$ East, a distance of 185.00 feet to an iron pin set;

Thence, South $02^{\circ} 29' 02''$ West, a distance of 12.00 feet to an iron pin set;

Thence, South $87^{\circ} 30' 58''$ East, a distance of 163.98 feet to an iron pin set;

Thence, North $02^{\circ} 29' 02''$ East, a distance of 179.85 feet to an iron pin set;

Thence, South $87^{\circ} 30' 58''$ East, with the northerly line of said Lot 3410, a distance of 118.02 feet to an iron pin found;

Thence, South $02^{\circ} 29' 02''$ West, with the easterly line of said Lot 3410, a distance of 424.99 feet to an iron pin found;

Thence, South $87^{\circ} 30' 58''$ East, with a southerly line of said Lot 3410, a distance of 402.74 feet to an iron pin found in the westerly right-of-way line of Sawmill Parkway;

Thence, with said right-of-way line, with the arc of a curve to the left, having a radius of 1275.00 feet, a delta angle of $07^{\circ} 03' 52''$, a chord bearing of South $17^{\circ} 37' 18''$ East and a chord of 157.11 feet to an iron pin found;

Thence, with said right-of-way line and with the northerly right-of-way-line of Sawmill Circle, with the arc of a curve to the right, having a radius of 20.01 feet, a delta angle of $88^{\circ} 47' 16''$, a chord bearing of South $23^{\circ} 14' 24''$ West and a chord of 27.99 feet to an iron pin found;

Thence, North $67^{\circ} 38' 02''$ East, with said northerly right-of-way line, a distance of 12.82 feet to an iron pin found;

Thence, with said right-of-way line, with the arc of a curve to the right, having a radius of 61.50 feet, a delta angle of $54^{\circ} 13' 15''$, a chord bearing of North $85^{\circ} 15' 20''$ West and a chord of 56.05 feet to an iron pin found;

Thence, with said right-of-way line, with the arc of a curve to the left, having a radius of 95.00 feet, a delta angle of $99^{\circ} 53' 38''$, a chord bearing of North $71^{\circ} 54' 28''$ East and a chord of

145.44 feet to an iron pin found;

Thence, North 65° 55' 31" West, with a southerly line of said Lot 3410, a distance of 9.85 feet to an iron pin found;

Thence, North 87° 22' 07" West, with a southerly line of said Lot 3410, a distance of 519.28 feet to an iron pin found;

Thence, North 02° 29' 02" East, a distance of 124.40 feet to an iron pin found;

Thence, South 87° 22' 07" East, a distance of 105.00 feet to an iron pin found;

Thence, South 02° 38' 05" West, a distance of 124.40 feet to an iron pin found;

Thence, North 87° 22' 07" West, with a southerly line of said Lot 3410, a distance of 747.22 feet to an iron pin found at the southwest corner of said Lot 3410;

Thence, North 02° 29' 02" East, with the westerly line of said Lot 3410, a distance of 645.00 feet to an iron pin found at the northwesterly corner of said Lot 3410, the same being in said southerly right-of-way line;

Thence, South 87° 30' 58" East, with the northerly line of said Lot 3410, a distance of 573.31 feet to an iron pin found;

Thence, South 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 428.05 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 420.72 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 149.44 feet to an iron pin set;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 112.54 feet to an iron pin set;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 110.76 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 115.16 feet to an iron pin found;

Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 167.85 feet to the TRUE PLACE OF BEGINNING;

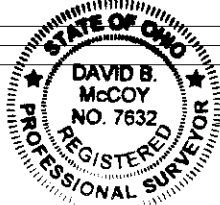
Containing 17.819 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
Registered Professional Surveyor No. 7632

EXHIBIT C
FOURTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/22nd
3758	3758 Echo Place	10	Charleston	1	1/22nd
3750	3750 Echo Place	10	Charleston	1	1/22nd
3785	3785 Sunshine Court	24	Brunswick	1	1/22nd
3797	3797 Sunshine Court	24	Augustine	1	1/22nd
3805	3805 Sunshine Court	24	Brunswick	1	1/22nd
3815	3815 Sunshine Court	25	Augustine	1	1/22nd
3825	3825 Sunshine Court	25	Brunswick	1	1/22nd
3708	3708 Echo Place	8	Brunswick	1	1/22nd
3696	3696 Echo Place	8	Augustine	1	1/22nd
3688	3688 Echo Place	8	Brunswick	1	1/22nd
3791	3791 Echo Place	23	Brunswick	1	1/22nd
3803	3803 Echo Place	23	Augustine	1	1/22nd
3811	3811 Echo Place	23	Brunswick	1	1/22nd
3795	3795 Foresta Grand Drive	20	Augustine	1	1/22nd
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/22nd

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3716	3716 Echo Place	9	Brunswick	1	1/22nd
3724	3724 Echo Place	9	Brunswick	1	1/22nd
3736	3736 Echo Place	9	Augustine	1	1/22nd
3742	3742 Echo Place	9	Brunswick	1	1/22nd
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/22nd
3735	3735 Foresta Grand Drive	18	Augustine	1	1/22nd
			<u>Total</u>	<u>22</u>	<u>22/22nds</u> or <u>100%</u>

EXHIBIT D
FOURTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

**FIFTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR 764 Page 1312

This Fifth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 29 day of January, 2007

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 – 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

January 29, 2007

I certify that of a copy of the Fifth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hanks Tuit
Delaware County Auditor

200700003217
ROMANELLI & HUGHES BUILDING CO

200700003217
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
01-29-2007 At 12:40 pm.
DECLAR AMEN 112.00
OR Book 764 Page 1301 - 1311

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of one (1) parcel containing approximately 0.586 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing four (4) dwelling units, and expanding the Condominium to contain a total of twenty-six (26) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B."

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be twenty-six (26) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/26th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 29 day of January, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: [Signature]
Its: [Signature]

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Darrel R. Hughes the Secretary/Treasurer of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 29 day of January, 2007.

[Signature]
Notary Public



Penny Oyer
Notary Public, State of Ohio
My Commission Expires 10-01-2011

This instrument prepared by:

Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fifth Street
Columbus, Ohio 43215



January 23, 2007

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Fifth Amendment
(0.586 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.586 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road:

Thence, South 87° 30' 58" West, with the northerly line of said 14.376 acres, a distance of 423.34 feet to an iron pin found;

Thence, North 87° 22' 07" West, a distance of 185.00 feet to an iron pin found;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 167.85 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, a distance of 115.17 feet to an iron pin set;

Thence, South 02° 29' 02" West, a distance of 110.76 feet to an iron pin set;

Thence, North 87° 30' 58" West, a distance of 230.33 feet to an iron pin found;

Thence, North 02° 29' 02" East, a distance of 110.76 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 115.16 feet to the TRUE PLACE OF BEGINNING.

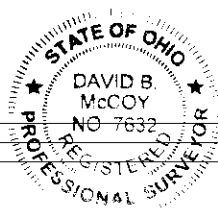
Containing 0.586 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

VOL 0764 PAGE 1308

EXHIBIT B
FIFTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Supplementary Drawings]

**EXHIBIT C
FIFTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/26th
3758	3758 Echo Place	10	Charleston	1	1/26th
3750	3750 Echo Place	10	Charleston	1	1/26th
3785	3785 Sunshine Court	24	Brunswick	1	1/26th
3797	3797 Sunshine Court	24	Augustine	1	1/26th
3805	3805 Sunshine Court	24	Brunswick	1	1/26th
3815	3815 Sunshine Court	25	Augustine	1	1/26th
3825	3825 Sunshine Court	25	Brunswick	1	1/26th
3708	3708 Echo Place	8	Brunswick	1	1/26th
3696	3696 Echo Place	8	Augustine	1	1/26th
3688	3688 Echo Place	8	Brunswick	1	1/26th
3791	3791 Echo Place	23	Brunswick	1	1/26th
3803	3803 Echo Place	23	Augustine	1	1/26th
3811	3811 Echo Place	23	Brunswick	1	1/26th
3795	3795 Foresta Grand Drive	20	Augustine	1	1/26th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/26th
3716	3716 Echo Place	9	Brunswick	1	1/26th
3724	3724 Echo Place	9	Brunswick	1	1/26th
3736	3736 Echo Place	9	Augustine	1	1/26th
3742	3742 Echo Place	9	Brunswick	1	1/26th
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/26th
3735	3735 Foresta Grand Drive	18	Augustine	1	1/26th

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3773	3733 Echo Place	11	Brunswick	1	1/26th
3751	3751 Echo Place	11	Brunswick	1	1/26th
3741	3741 Echo Place	11	Augustine	1	1/26th
3733	3733 Echo Place	11	Brunswick	1	1/26th
			<u>Total</u>	<u>26</u>	26/26ths or 100%

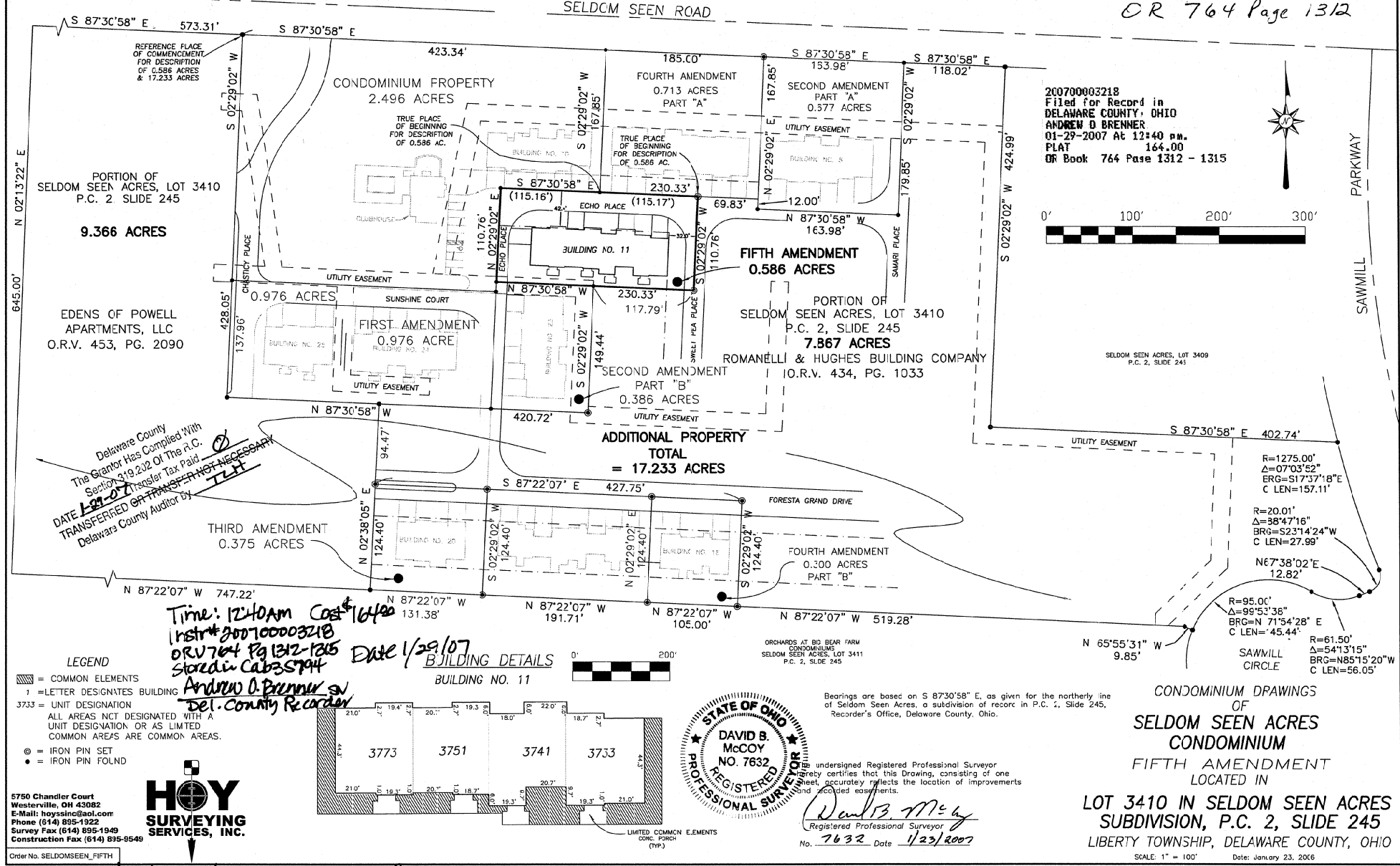
**EXHIBIT D
FIFTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.



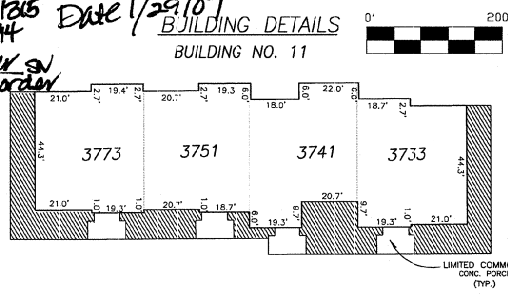
200700003218
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 01-29-2007 At 12:40 pm.
 PLAT 164.00
 OF Book 764 Page 1312 - 1315



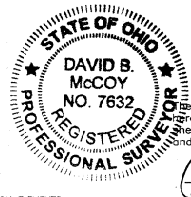
Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 1-29-07 Transfer Tax Paid
 TRANSFERRED OR TRANSFER NOT NECESSARY
 Delaware County Auditor by

Time: 12:40 AM Cost: 1640
 Instr# 200700003218
 ORV 764 Pg 1312-1315
 Stored in Cab35794 Date 1/29/07
 Andrew D. Brenner
 Del. County Recorder

- LEGEND**
- ▨ = COMMON ELEMENTS
 - 1 = LETTER DESIGNATES BUILDING
 - 3733 = UNIT DESIGNATION
 - ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
 - ⊙ = IRON PIN SET
 - = IRON PIN FOUND



5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoyssinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-8549
 Order No. SELDOMSEEN_FIFTH



Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

I, the undersigned Registered Professional Surveyor hereby certify that this Drawing, consisting of one sheet, accurately reflects the location of improvements and located easements.

David B. McCoy
 Registered Professional Surveyor
 No. 7632 Date 1/23/2007

R=1275.00'
 Δ=07°03'52"
 BRG=S17°37'18"E
 C LEN=157.11'

R=20.01'
 Δ=38°47'16"
 BRG=S23°14'24"W
 C LEN=27.99'

NE7°38'02"E
 12.82'

R=95.0C'
 Δ=99°53'38"
 BRG=N 71°54'28" E
 C LEN= 45.44'

R=61.50'
 Δ=54°13'15"
 BRG=N85°15'20"W
 C LEN=56.05'

1-29-07 Fa Declaration see CR 764 Pg. 1301

OR 764 Page 1313

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned [Registered Professional Engineer / Registered Architect] hereby certifies that this drawing accurately, which consists of 6 sheets, accurately show each building depicted hereon as built or constructed.

[Signature]
[Registered Architect / Professional Engineer]
No. 112310 Date 1/23/07



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

Volume: 764 Page: 1312 Instrument Number: 2007-00003218 Seq: 2

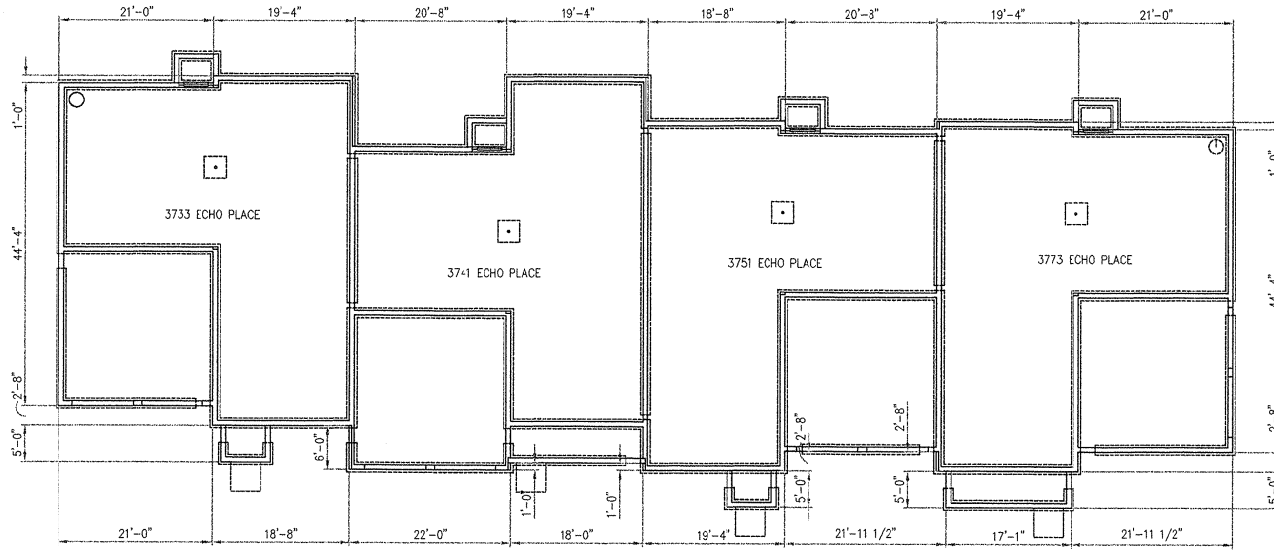
3733 ECHO PLACE
3741 ECHO PLACE
3751 ECHO PLACE
3773 ECHO PLACE



Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-851-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING 11			

OR 764 Page 1314

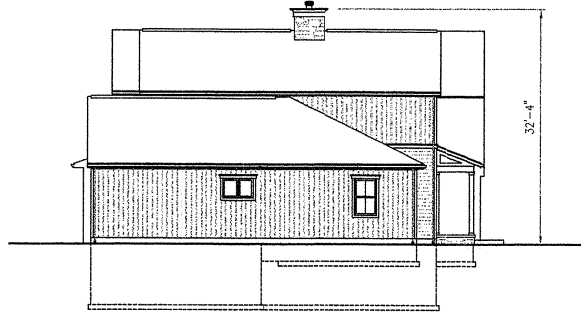
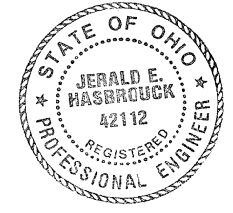


FOUNDATION PLAN 1/16" = 1'-0"

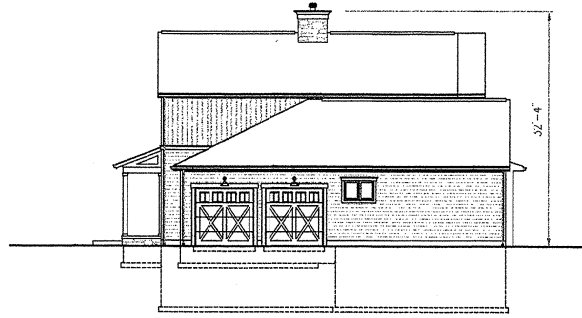
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or to be constructed.

[Signature]
 Registered Architect / Professional Engineer
 42112 Date 1/25/07



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"

3733 ECHO PLACE
3741 ECHO PLACE
3751 ECHO PLACE
3773 ECHO PLACE



Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrick Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

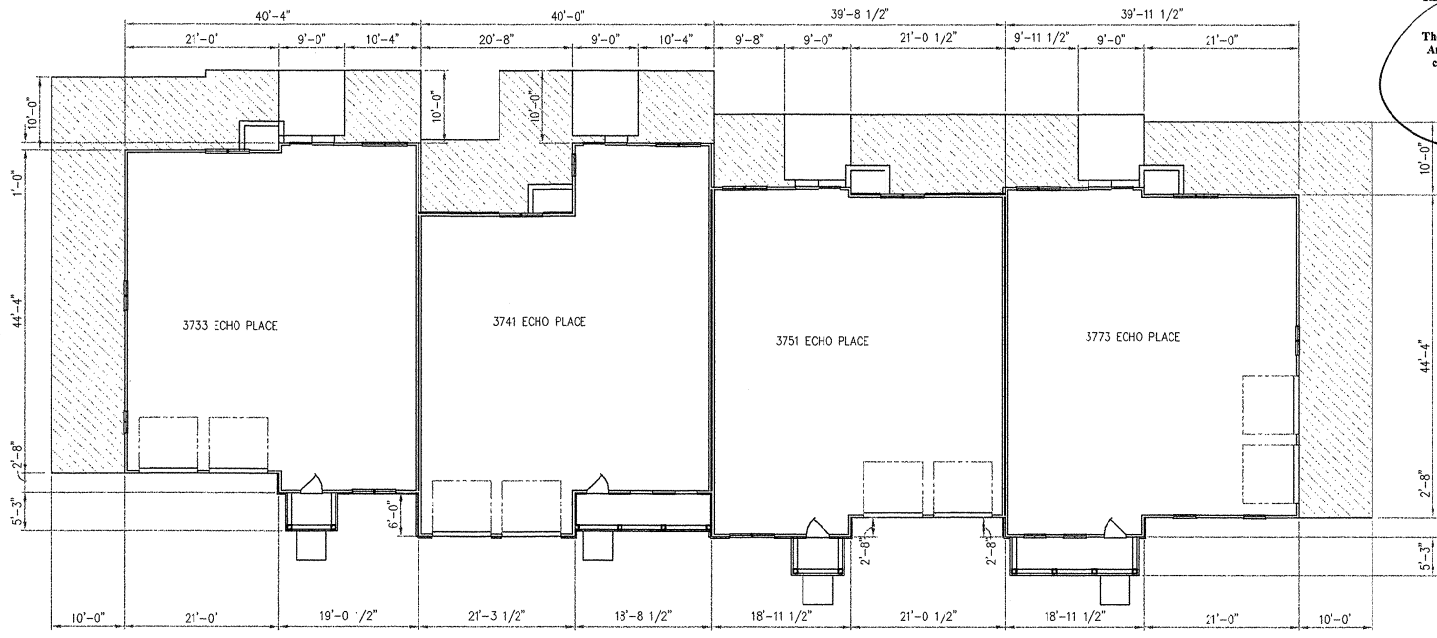
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 11			

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or constructed.

Jerald E. Hasbrouck
(Registered Architect / Professional Engineer)
3/21/12 Date 1/23/07

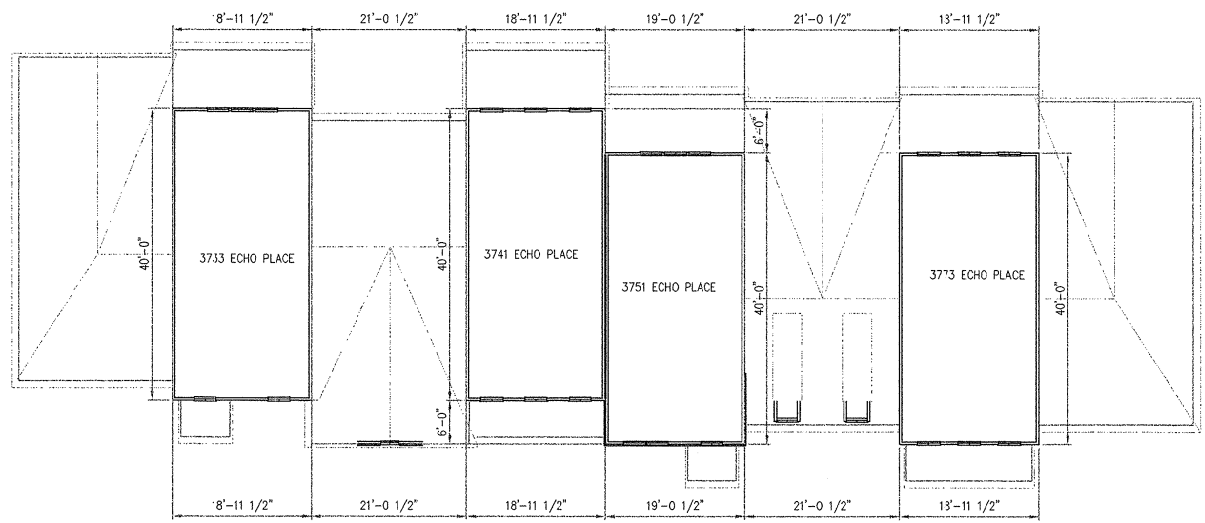
OR 764
Page 1315



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

- LIMITED COMMON ELEMENT



SECOND FLOOR PLAN 1/16" = 1'-0"

INTERIOR WALL THICKNESS:
WITHIN UNIT = 3 1/2"
BETWEEN UNITS = 9 1/4"



Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

**3733 ECHO PLACE
3741 ECHO PLACE
3751 ECHO PLACE
3773 ECHO PLACE**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 11			3 of 3

**SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR 814 Pg 1355

This Sixth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 27th day of October, 2007.

RECITALS

A. ~~Seldom Seen Acres Condominium~~ (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

October 24, 2007

I certify that of a copy of the Sixth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hawks TCH
Delaware County Auditor

200700034049
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
10-24-2007 At 12:10 pm.
DECLAR AMEN 120.00
DR Book 814 Page 1343 - 1354

200700034049
KEPHART & FISHER BDX

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of one (1) parcel containing approximately 0.549 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing four (4) dwelling units, and expanding the Condominium to contain a total of thirty (30) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B".

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be thirty (30) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/30th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this ____ day of October, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: Brad D. Hughes

Its: Asst. Vice President

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Brad D. Hughes the Asst. Vice President of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 27th day of October, 2007.



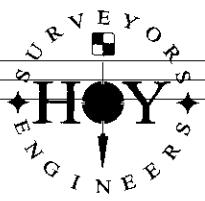
Penny Oyer
Notary Public, State of Ohio
My Commission Expires 10-01-2011

Penny Oyer
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fifth Street
Columbus, Ohio 43215

EXHIBIT "A"
SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Legal Description of Additional Property Added Hereby]



June 5, 2007

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Sixth Amendment
(0.549 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.549 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 87° 30' 58" East, with the northerly line of said 14.376 acres, a distance of 423.34 feet to an iron pin found;

Thence, South 02° 29' 02" West, a distance of 167.85 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 115.17 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, a distance of 69.83 feet to an iron pin found;

Thence, South 02° 29' 02" West, a distance of 12.00 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 163.98 feet to an iron pin found;

Thence, South 02° 29' 02" West, a distance of 98.76 feet to an iron pin set;

Thence, North 87° 30' 58" West, a distance of 233.81 feet to an iron pin found;

Thence, North 02° 29' 02" East, a distance of 110.76 feet to the TRUE PLACE OF BEGINNING

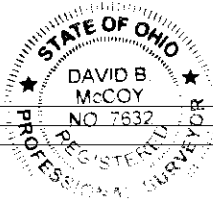
Containing 0.549 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

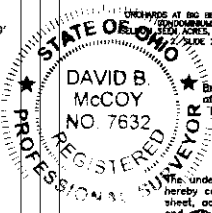
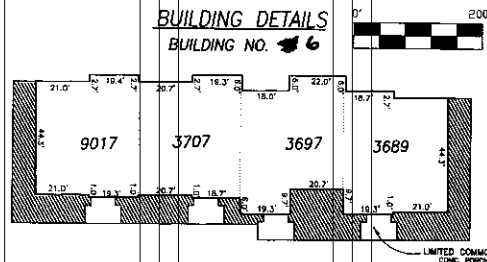
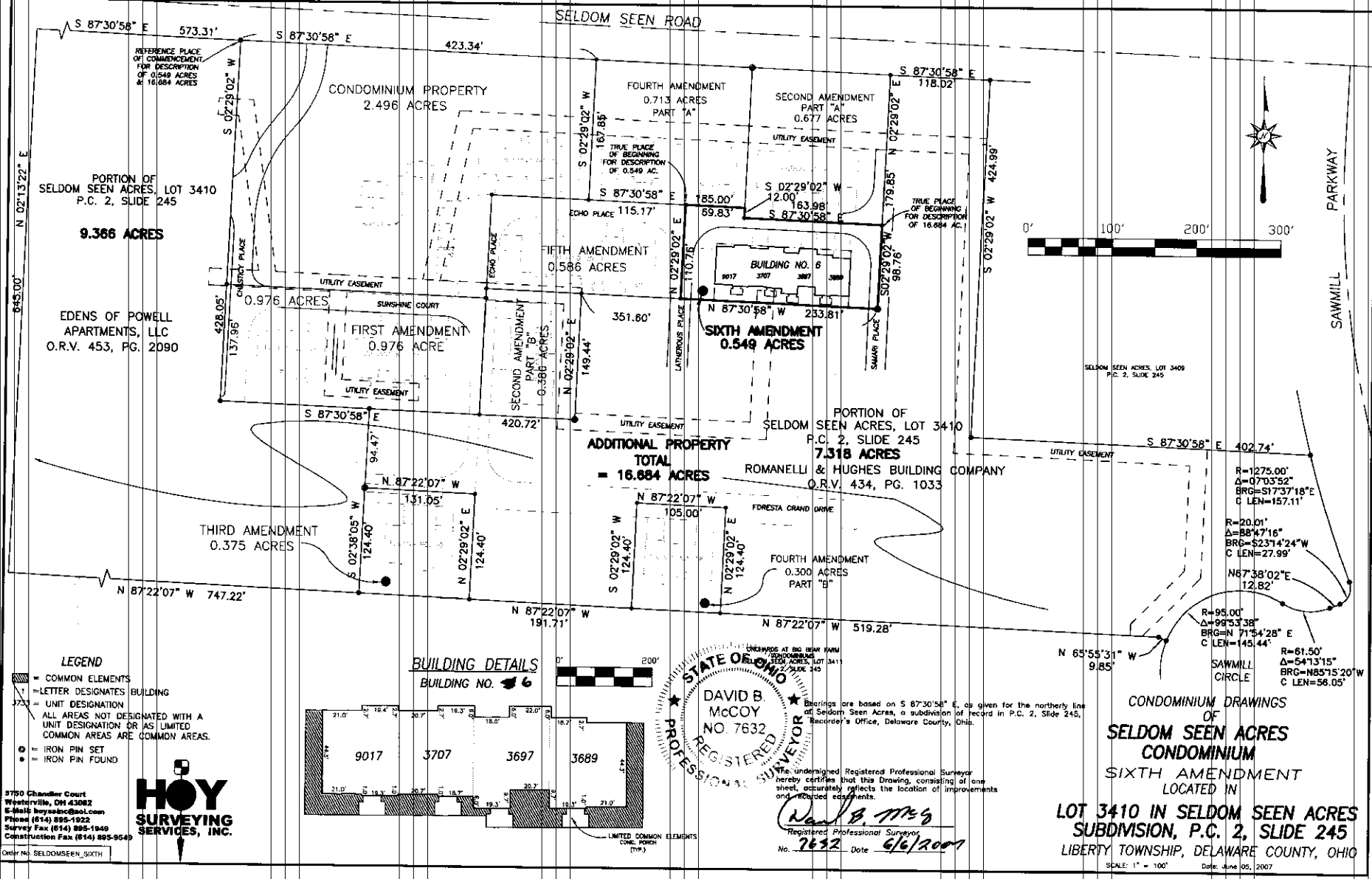
All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

EXHIBIT "B"
SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Supplementary Drawings]



Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of one sheet, accurately reflects the location of improvements and related easements.

David B. McCoy
 Registered Professional Surveyor
 No. 7632 Date 6/6/2007

LEGEND

- COMMON ELEMENTS
- LETTER DESIGNATES BUILDING
- UNIT DESIGNATION
- ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
- ⊙ = IRON PIN SET
- = IRON PIN FOUND

HOY SURVEYING SERVICES, INC.

3750 Chandler Court
 Westerville, OH 43082
 Phone (614) 895-1522
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-9549

Order No. SELDOMSEEN_SIXTH

EXHIBIT "C"
SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/30th
3758	3758 Echo Place	10	Charleston	1	1/30th
3750	3750 Echo Place	10	Charleston	1	1/30th
3785	3785 Sunshine Court	24	Brunswick	1	1/30th
3797	3797 Sunshine Court	24	Augustine	1	1/30th
3805	3805 Sunshine Court	24	Brunswick	1	1/30th
3815	3815 Sunshine Court	25	Augustine	1	1/30th
3825	3825 Sunshine Court	25	Brunswick	1	1/30th
3708	3708 Echo Place	8	Brunswick	1	1/30th
3696	3696 Echo Place	8	Augustine	1	1/30th
3688	3688 Echo Place	8	Brunswick	1	1/30th
3791	3791 Echo Place	23	Brunswick	1	1/30th
3803	3803 Echo Place	23	Augustine	1	1/30th
3811	3811 Echo Place	23	Brunswick	1	1/30th
3795	3795 Foresta Grand Drive	20	Augustine	1	1/30th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/30th
3716	3716 Echo Place	9	Brunswick	1	1/30th
3724	3724 Echo Place	9	Brunswick	1	1/30th
3736	3736 Echo Place	9	Augustine	1	1/30th
3742	3742 Echo Place	9	Brunswick	1	1/30th
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/30th
3735	3735 Foresta Grand Drive	18	Augustine	1	1/30th
3773	3733 Echo Place	11	Brunswick	1	1/30th
3751	3751 Echo Place	11	Brunswick	1	1/30th
3741	3741 Echo Place	11	Augustine	1	1/30th
3733	3733 Echo Place	11	Brunswick	1	1/30th

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3689	3689 Echo Place	6	Brunswick	1	1/30 th
3697	3697 Echo Place	6	Augustine	1	1/30 th
3707	3707 Echo Place	6	Brunswick	1	1/30 th
9017	9017 Laterhous Place	6	Brunswick	1	1/30 th
				<u>Total</u>	<u>30</u>
					<u>30/30ths</u> or <u>100%</u>

EXHIBIT "D"
SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

**SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR 814 Pg 1355

This Sixth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 27th day of October, 2007.

RECITALS

A. ~~Seldom Seen Acres Condominium~~ (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

October 24, 2007

I certify that of a copy of the Sixth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hawks TCH
Delaware County Auditor

200700034049
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
10-24-2007 At 12:10 pm.
DECLAR AMEN 120.00
DR Book 814 Page 1343 - 1354

200700034049
KEPHART & FISHER BDX

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of one (1) parcel containing approximately 0.549 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing four (4) dwelling units, and expanding the Condominium to contain a total of thirty (30) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B".

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be thirty (30) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/30th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this ____ day of October, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: Brad D. Hughes

Its: Asst. Vice President

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

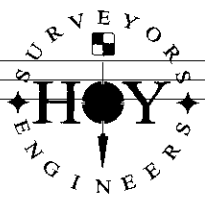
The foregoing instrument was acknowledged before me by Brad D. Hughes the Asst. Vice President of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 27th day of October, 2007.



Penny Oyer
Notary Public, State of Ohio
My Commission Expires 10-01-2011

Penny Oyer
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fifth Street
Columbus, Ohio 43215



June 5, 2007

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Sixth Amendment
(0.549 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.549 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 87° 30' 58" East, with the northerly line of said 14.376 acres, a distance of 423.34 feet to an iron pin found;

Thence, South 02° 29' 02" West, a distance of 167.85 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 115.17 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, a distance of 69.83 feet to an iron pin found;

Thence, South 02° 29' 02" West, a distance of 12.00 feet to an iron pin found;

Thence, South 87° 30' 58" East, a distance of 163.98 feet to an iron pin found;

Thence, South 02° 29' 02" West, a distance of 98.76 feet to an iron pin set;

Thence, North 87° 30' 58" West, a distance of 233.81 feet to an iron pin found;

Thence, North 02° 29' 02" East, a distance of 110.76 feet to the TRUE PLACE OF BEGINNING

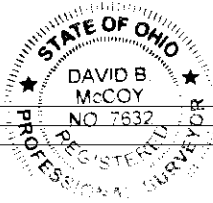
Containing 0.549 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Delaware County, Ohio.

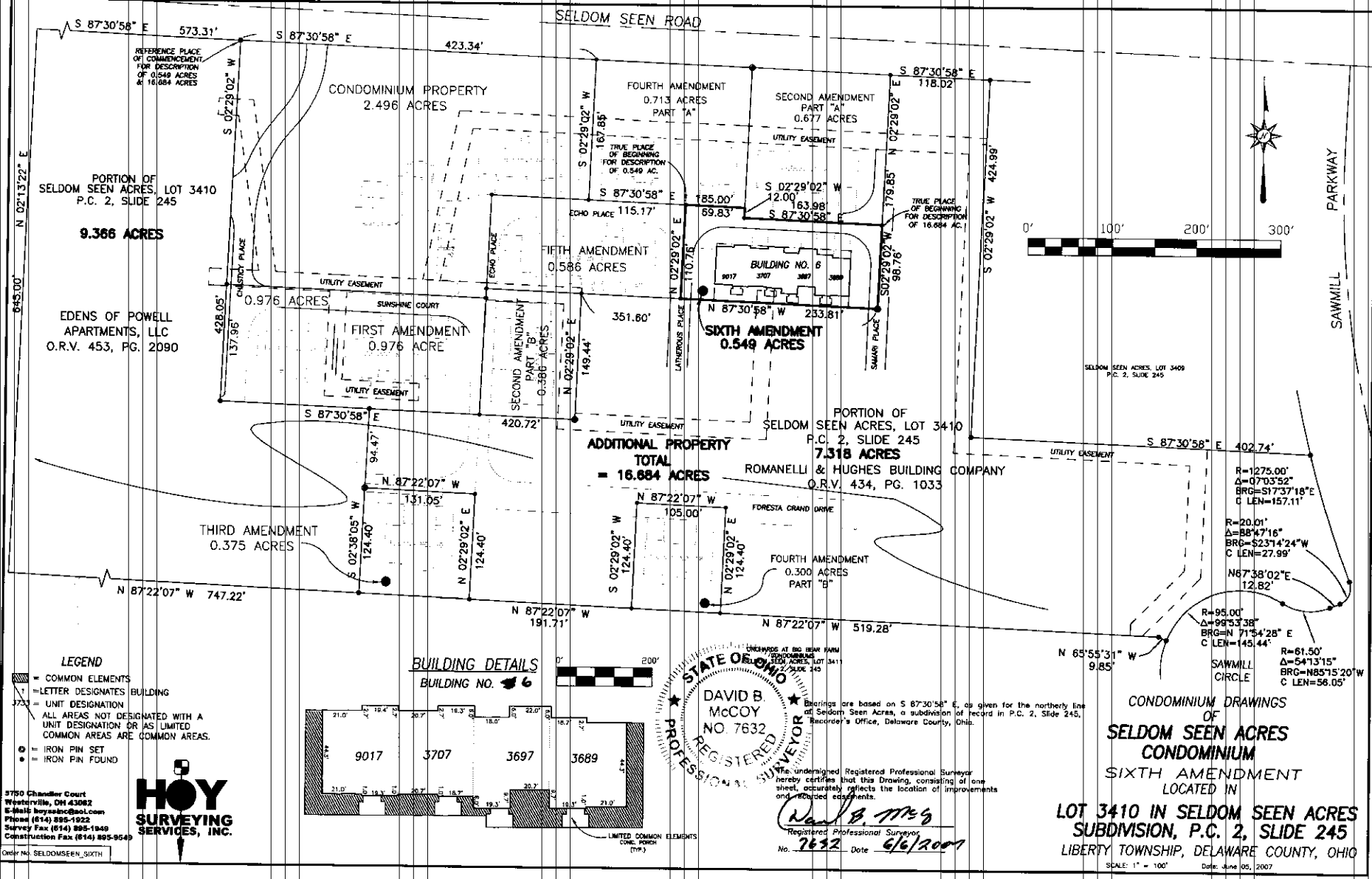


David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

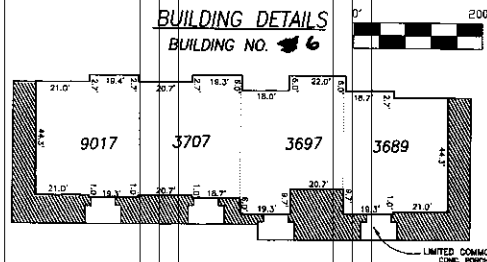
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PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Supplementary Drawings]

VOL 0814 PAGE 1351



HOY SURVEYING SERVICES, INC.
 3750 Chandler Court
 Westerville, OH 43082
 Phone (614) 895-1522
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-9549
 Order No. SELDOMSEEN_SIXTH



STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR
 DAVID B. MCCOY
 NO. 7632

Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of one sheet, accurately reflects the location of improvements and related easements.

David B. McCoy
 Registered Professional Surveyor
 No. 7632 Date 6/6/2007

EXHIBIT "C"
SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/30th
3758	3758 Echo Place	10	Charleston	1	1/30th
3750	3750 Echo Place	10	Charleston	1	1/30th
3785	3785 Sunshine Court	24	Brunswick	1	1/30th
3797	3797 Sunshine Court	24	Augustine	1	1/30th
3805	3805 Sunshine Court	24	Brunswick	1	1/30th
3815	3815 Sunshine Court	25	Augustine	1	1/30th
3825	3825 Sunshine Court	25	Brunswick	1	1/30th
3708	3708 Echo Place	8	Brunswick	1	1/30th
3696	3696 Echo Place	8	Augustine	1	1/30th
3688	3688 Echo Place	8	Brunswick	1	1/30th
3791	3791 Echo Place	23	Brunswick	1	1/30th
3803	3803 Echo Place	23	Augustine	1	1/30th
3811	3811 Echo Place	23	Brunswick	1	1/30th
3795	3795 Foresta Grand Drive	20	Augustine	1	1/30th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/30th
3716	3716 Echo Place	9	Brunswick	1	1/30th
3724	3724 Echo Place	9	Brunswick	1	1/30th
3736	3736 Echo Place	9	Augustine	1	1/30th
3742	3742 Echo Place	9	Brunswick	1	1/30th
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/30th
3735	3735 Foresta Grand Drive	18	Augustine	1	1/30th
3773	3733 Echo Place	11	Brunswick	1	1/30th
3751	3751 Echo Place	11	Brunswick	1	1/30th
3741	3741 Echo Place	11	Augustine	1	1/30th
3733	3733 Echo Place	11	Brunswick	1	1/30th

II. Units Added Hereby:

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3689	3689 Echo Place	6	Brunswick	1	1/30 th
3697	3697 Echo Place	6	Augustine	1	1/30 th
3707	3707 Echo Place	6	Brunswick	1	1/30 th
9017	9017 Laterhous Place	6	Brunswick	1	1/30 th
<u>Total</u>				<u>30</u>	<u>30/30ths</u> or <u>100%</u>

EXHIBIT "D"
SIXTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

**SEVENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR 814 Pg. 1371

This Seventh Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 24th day of October, 2007.

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 – 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

October 24, 2007

I certify that of a copy of the Sixth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A Hanks TCH
Delaware County Auditor

200700034051
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW O BRENNER
10-24-2007 At 12:10 pm.
DECLAR AMEN 120.00
OR Book 814 Page 1359 - 1370

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of one (1) parcel containing approximately 0.284 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing two (2) dwelling units, and expanding the Condominium to contain a total of thirty-two (32) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B".

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be thirty-two (32) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/32nd. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (1) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (2) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (3) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (1) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (2) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 24th day of October, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: Brad D. Hughes

Its: Asst. Vice President

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Brad D. Hughes the Asst. Vice President of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 24th day of October, 2007.



Penny Oyer
Notary Public, State of Ohio
My Commission Expires 10-01-2011

Penny Oyer
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fifth Street
Columbus, Ohio 43215

EXHIBIT "A"
SEVENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Legal Description of Additional Property Added Hereby]



October 16, 2007

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Seventh Amendment
(0.284 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.284 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.06 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 177.43 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 130.74 feet to an iron pin found;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 94.81 feet to an iron pin found;

Thence, North 87° 22' 07" West, with the southerly line of said Lot 3410, a distance of 131.05 feet to an iron pin found;

Thence, North 02° 38' 05" East, crossing a portion of said Lot 3410, a distance of 94.47 feet to the TRUE PLACE OF BEGINNING;

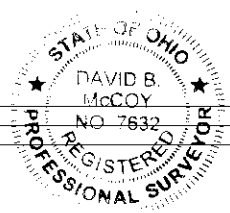
Containing 0.284 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

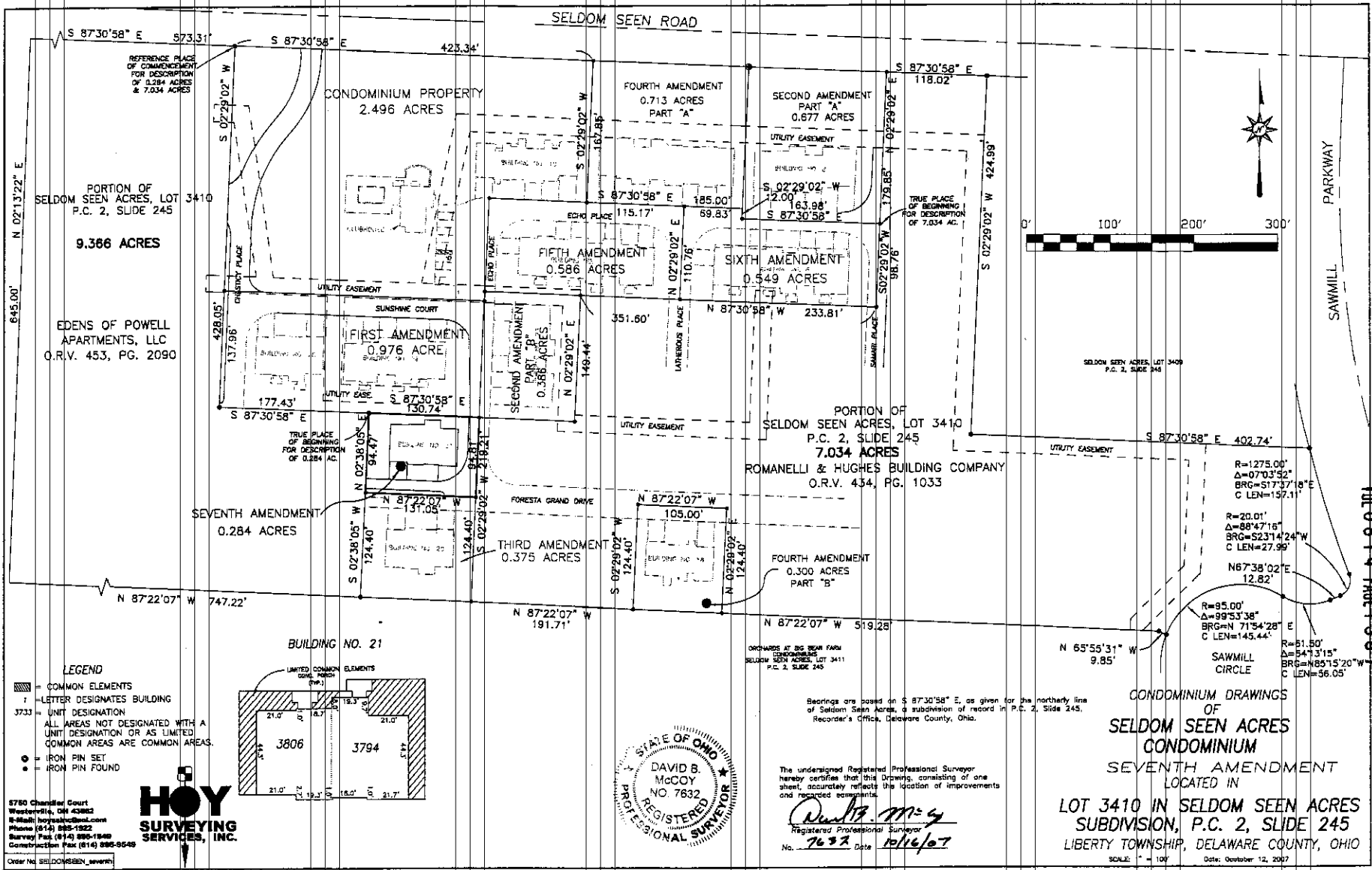
All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

EXHIBIT "B"
SEVENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Supplementary Drawings]



LEGEND

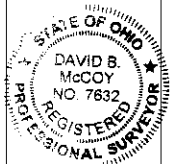
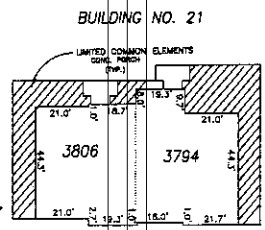
- COMMON ELEMENTS
- LETTER DESIGNATES BUILDING
- UNIT DESIGNATION
- ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
- IRON PIN SET
- IRON PIN FOUND

HOY SURVEYING SERVICES, INC.

5780 Chandler Court
Wesley, OH, OH 43082
N-Main | hoyss@bellsouth.com
Phone (614) 895-1922
Survey Fax (614) 898-1948
Construction Fax (614) 895-9549

Order No. SE/SELDOMSEEN_seven

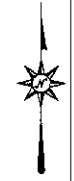
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The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of one sheet, accurately reflects the location of improvements and recorded easements.

David B. McCoy
Registered Professional Surveyor
No. 7632 Date 10/16/07



PARKWAY

SAWMILL

Y010814 PAGE 1367

EXHIBIT "C"
SEVENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

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I. Existing Units:

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II. Units Added Hereby:

3806	3806 Foresta Grand Drive	21	Augustine	1	1/32nd
3794	3794 Foresta Grand Drive	21	Brunswick	1	1/32nd
				<u>Total</u>	<u>32</u>
					<u>32/32nds</u> or <u>100%</u>

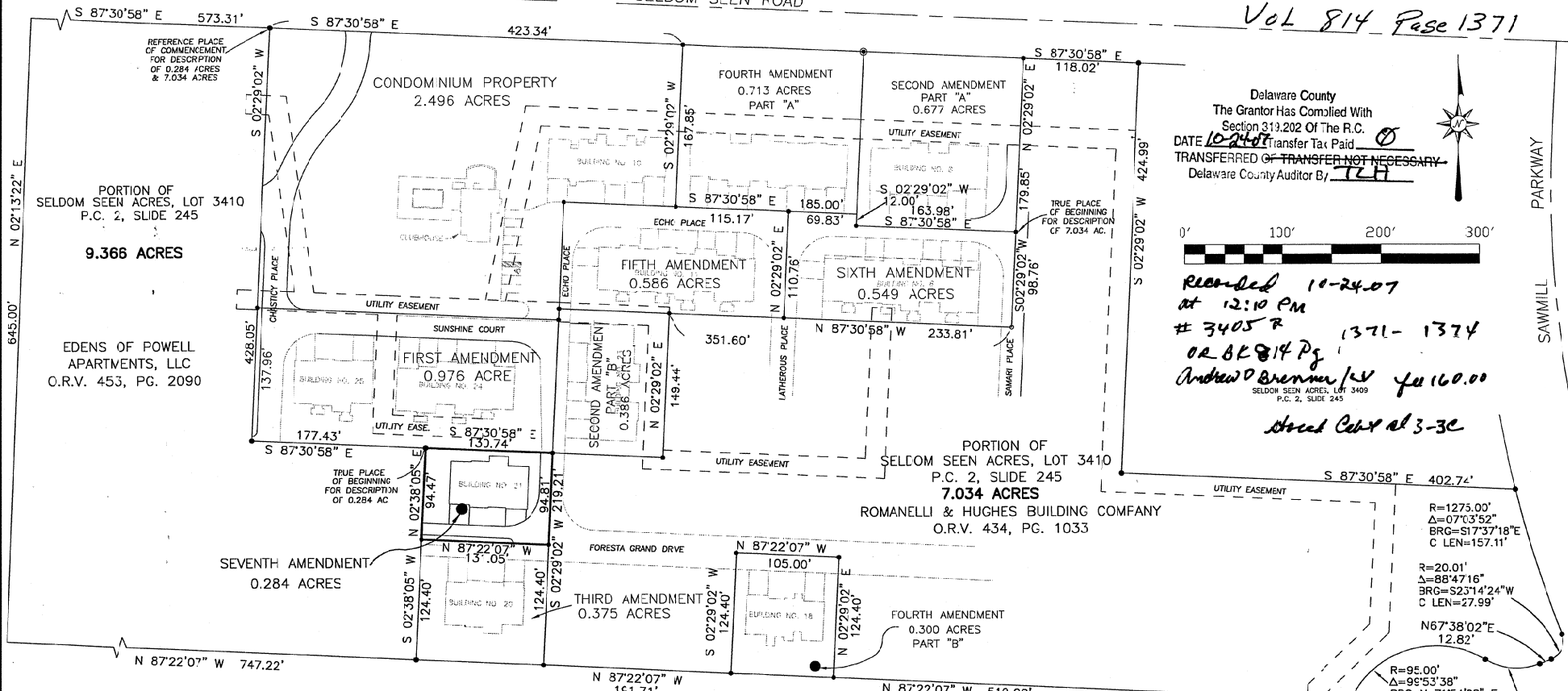
EXHIBIT "D"
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FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
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¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.



Delaware County
 The Grantor Has Complied With
 Section 313.202 Of The R.C.
 DATE 10-24-07 Transfer Tax Paid 0
 TRANSFERRED OF TRANSFER NOT NECESSARY
 Delaware County Auditor By TCH



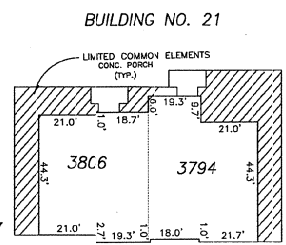
Recorded 10-24-07
 at 12:10 PM
 # 34057 1371-1374
 OR BK 814 Pg 1
 Andrew D Brenner / s / for 160.00
 Seldom Seen Acres, Lot 3409
 P.C. 2, Slide 245
 Street Cbk at 3-3C

R=1273.00'
 Δ=07°03'52"
 BRG=S17°37'18"E
 C LEN=157.11'

 R=20.01'
 Δ=88°47'16"
 BRG=S23°14'24"W
 C LEN=27.99'

 R=61.50'
 Δ=54°13'15"
 BRG=N85°15'20"W
 C LEN=56.05'

LEGEND
 [Hatched Box] = COMMON ELEMENTS
 [Letter] = LETTER DESIGNATES BUILDING
 3733 = UNIT DESIGNATION
 ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
 ● = IRON PIN SE
 ○ = IRON PIN FOJND



20070034052
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 10-24-2007 At 12:10 p.m.
 PLAT 164.00
 OR Book 814 Page 1371 - 1374



The undersigned Registered Professional Surveyor hereby certifies that this Drawing consisting of one sheet, accurately reflects the location of improvements and provided easements.
 [Signature]
 Registered Professional Surveyor
 No. 7632 Date 10/16/07

CONDOMINIUM DRAWINGS
 OF
 SELDOM SEEN ACRES
 CONDOMINIUM
 SEVENTH AMENDMENT
 LOCATED IN
 LOT 3410 IN SELDOM SEEN ACRES
 SUBDIVISION, P.C. 2, SLIDE 245
 LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

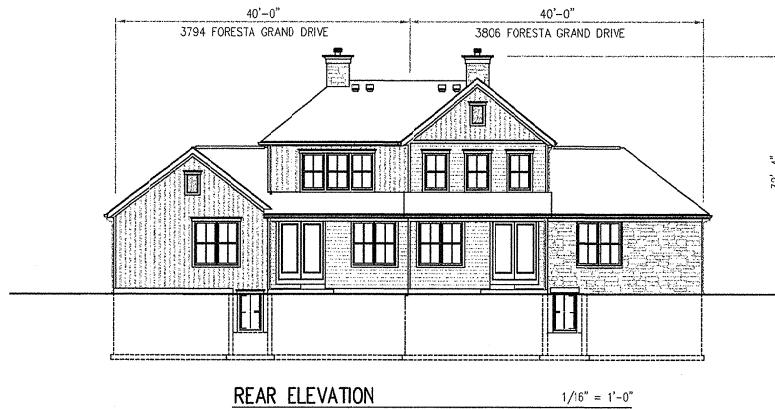
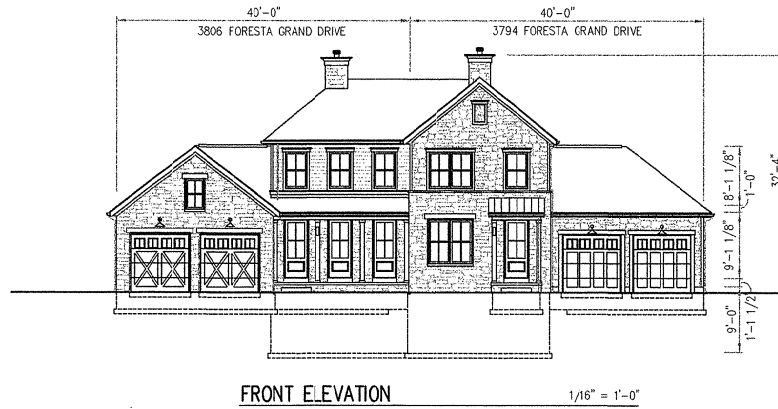
5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoyssinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1919
 Construction Fax (614) 895-9549



J:\boundary\WORK\construction\seldom seen\CONDO 7Ath Amend.dwg
 10-24-07 For 7th Amend, See OR 814 Pg 1359.

at 3-3C

Volume: 814 Page: 1371 Instrument Number: 2007-00034052 Seq: 1



REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as to be constructed.

(Registered Architect / Professional Engineer)

No. 42112 Date 2/17/07



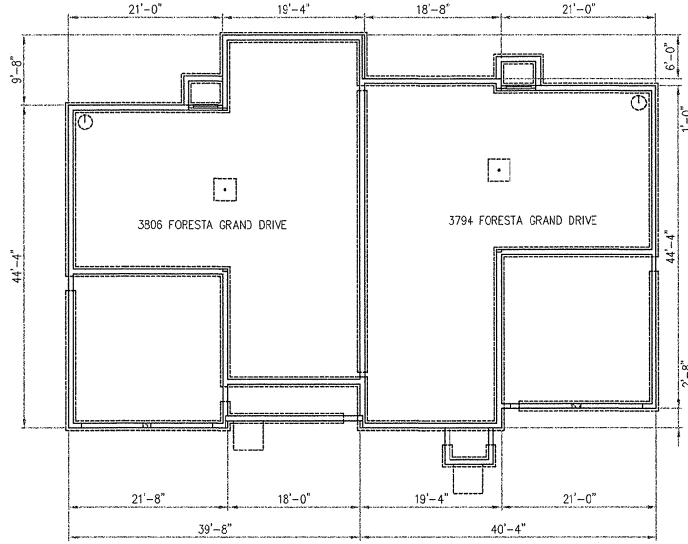
Romanelli & Hughes
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

**3806 FORESTA GRAND DRIVE
3794 FORESTA GRAND DRIVE**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING 21			

sl 3A



FOUNDATION PLAN

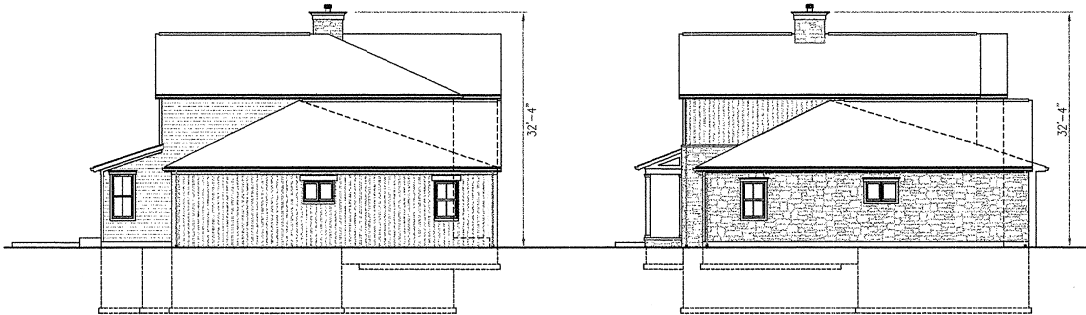
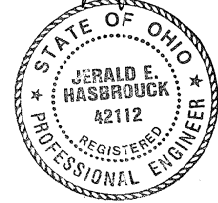
1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted as shown, built or constructed.

Registered Architect / Professional Engineer

No. 42112 Date 10/17/07



LEFT SIDE ELEVATION

1/16" = 1'-0"

RIGHT SIDE ELEVATION

1/16" = 1'-0"

3806 FORESTA GRAND DRIVE
3794 FORESTA GRAND DRIVE



Romanelli & Hughes

BUILDING COMPANY

148 W. Schrock Road Westerville Ohio 43081
614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 21			

sl 3B

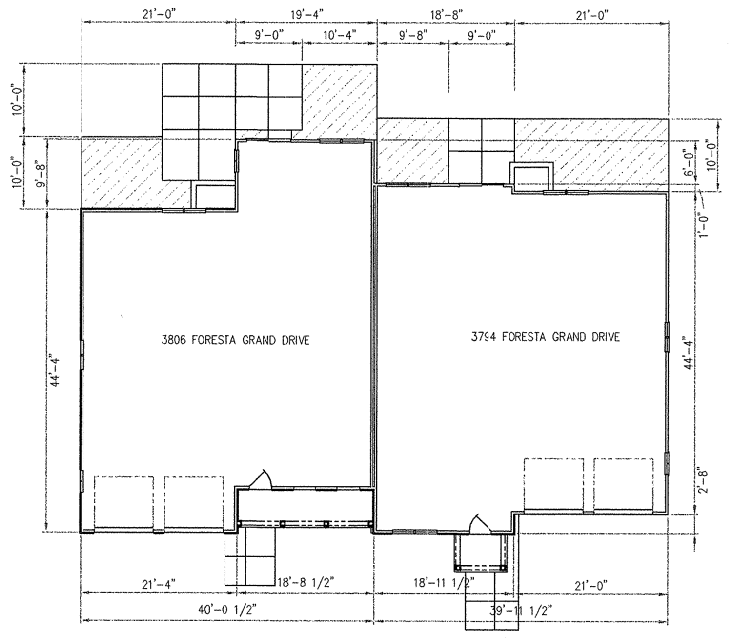
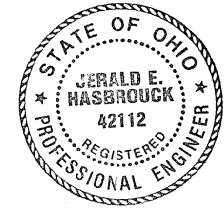
Vol 814 Page 1374

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of sheets, accurately shows each building depicted hereon as built or constructed.

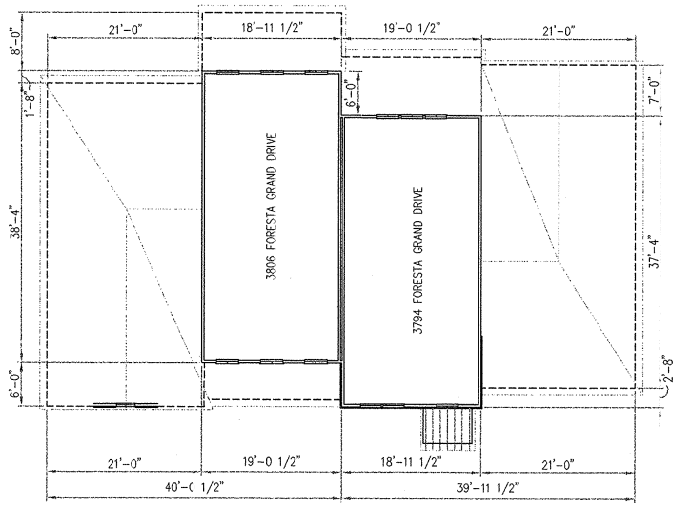
(Registered Architect / Professional Engineer)

#2112 Date 10/17/07



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OF LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.



SECOND FLOOR PLAN 1/16" = 1'-0"

INTERIOR WALL THICKNESS:
WITHIN UNIT = 3 1/2"
BETWEEN UNITS = 9 1/4"



Romanelli & Hughes BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 21			3 of 3

3806 FORESTA GRAND DRIVE
3794 FORESTA GRAND DRIVE

sl 3c

VOL 0819 PAGE 2367

**EIGHTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

OR 819 Page 2379

This Eighth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 29th day of November, 2007.

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 – 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

November 29, 2007

I certify that of a copy of the Eighth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A. Nambos
Delaware County Auditor *RLB*

200700037350
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
11-29-2007 At 03:07 pm.
DECLAR AMEN 120.00
OR Book 819 Page 2367 - 2378

200700037350
KEPHART & FISHER

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of one (1) parcel containing approximately 0.503 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing four (4) dwelling units, and expanding the Condominium to contain a total of thirty-six (36) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B".

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be thirty-six (36) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/36th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (i) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (ii) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (iii) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (i) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (ii) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 29th day of November, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: [Signature]

Its: SEA [Signature]

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Daveal R. Miller the Secretary of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 29th day of November, 2007.

[Signature]
Notary Public



PAMELA A. HUBBARD
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
NOVEMBER 20, 2011

This instrument prepared by:

Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215

VOL 0819 PAGE 2372

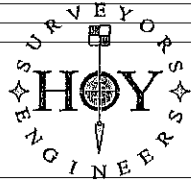
EXHIBIT "A"
EIGHTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Legal Description of Additional Property Added Hereby]

VOL 0819 PAGE 2373

EXHIBIT "B"
EIGHTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

[Supplementary Drawings]



November 19, 2007

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Eighth Amendment
(0.503 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.503 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.06 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 308.17 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 230.33 feet to an iron pin set;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 95.40 feet to an iron pin set;

Thence, North 87° 22' 07" West, with the southerly line of said Lot 3410, a distance of 230.33 feet to an iron pin found;

Thence, North 02° 38' 05" East, crossing a portion of said Lot 3410, a distance of 94.81 feet to the TRUE PLACE OF BEGINNING;

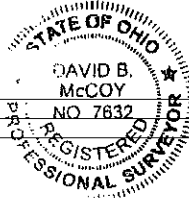
Containing 0.503 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All iron pins set are 3/4" inch iron pipe with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

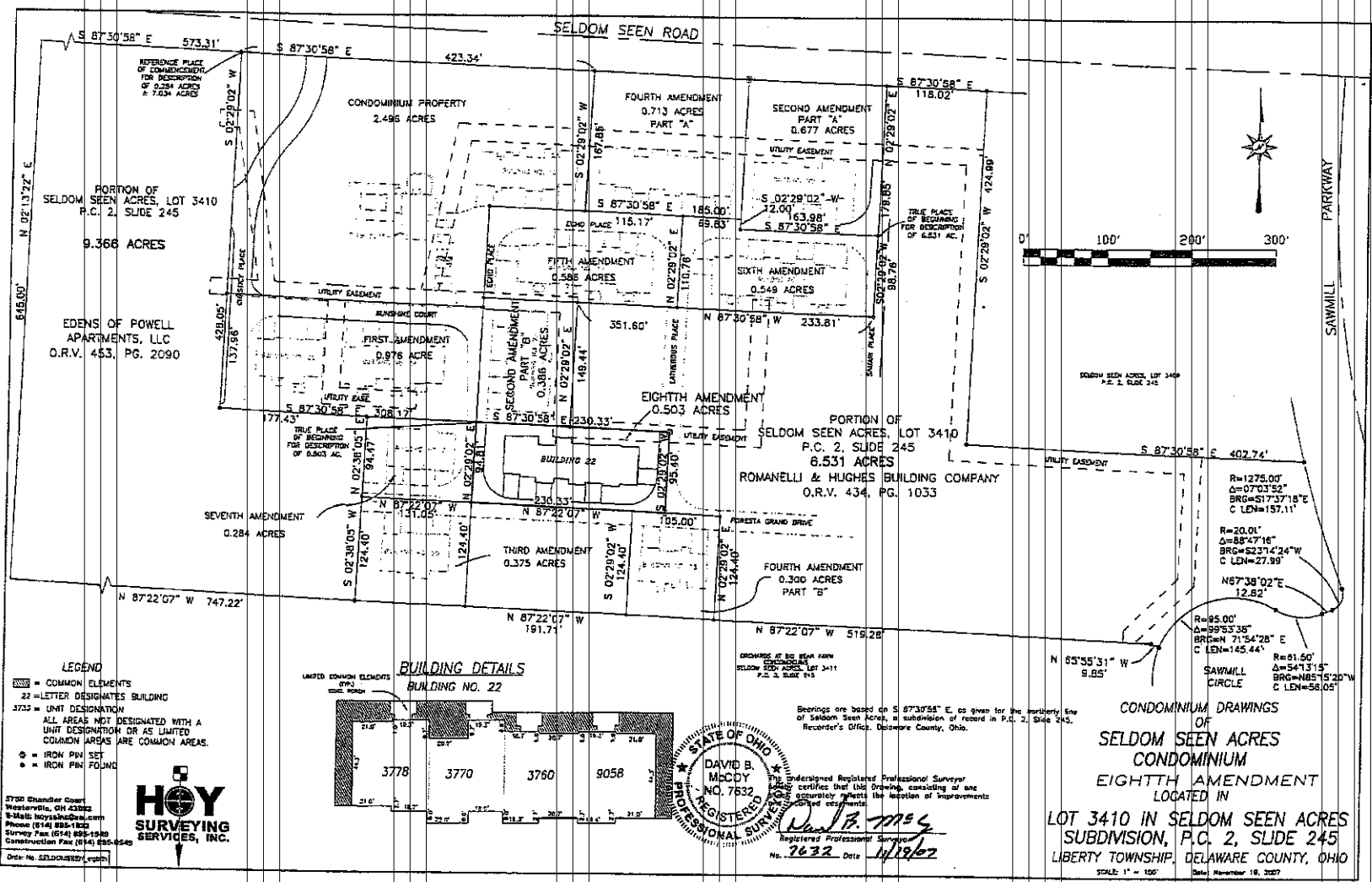
All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

VOL 0819 PAGE 2375

EXHIBIT "B"



Volume: 819 Page: 2367 Instrument Number: 2007-00037350 Seq: 9

EXHIBIT "C"
EIGHTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/36th
3758	3758 Echo Place	10	Charleston	1	1/36th
3750	3750 Echo Place	10	Charleston	1	1/36th
3785	3785 Sunshine Court	24	Brunswick	1	1/36th
3797	3797 Sunshine Court	24	Augustine	1	1/36th
3805	3805 Sunshine Court	24	Brunswick	1	1/36th
3815	3815 Sunshine Court	25	Augustine	1	1/36th
3825	3825 Sunshine Court	25	Brunswick	1	1/36th
3708	3708 Echo Place	8	Brunswick	1	1/36th
3696	3696 Echo Place	8	Augustine	1	1/36th
3688	3688 Echo Place	8	Brunswick	1	1/36th
3791	3791 Echo Place	23	Brunswick	1	1/36th
3803	3803 Echo Place	23	Augustine	1	1/36th
3811	3811 Echo Place	23	Brunswick	1	1/36th
3795	3795 Foresta Grand Drive	20	Augustine	1	1/36th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/36th
3716	3716 Echo Place	9	Brunswick	1	1/36th
3724	3724 Echo Place	9	Brunswick	1	1/36th
3736	3736 Echo Place	9	Augustine	1	1/36th
3742	3742 Echo Place	9	Brunswick	1	1/36th
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/36th
3735	3735 Foresta Grand Drive	18	Augustine	1	1/36th
3773	3733 Echo Place	11	Brunswick	1	1/36th
3751	3751 Echo Place	11	Brunswick	1	1/36th
3741	3741 Echo Place	11	Augustine	1	1/36th
3733	3733 Echo Place	11	Brunswick	1	1/36th

VOL 0819 PAGE 2377

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3689	3689 Echo Place	6	Brunswick	1	1/36th
3697	3697 Echo Place	6	Augustine	1	1/36th
3707	3707 Echo Place	6	Brunswick	1	1/36th
9017	9017 Laterhous Place	6	Brunswick	1	1/36th
3806	3806 Foresta Grand Drive	21	Augustine	1	1/36th
3794	3794 Foresta Grand Drive	21	Brunswick	1	1/36th
II. Units Added Hereby:					
3778	3778 Foresta Grand Drive	22	Brunswick	1	1/36th
3770	3770 Foresta Grand Drive	22	Augustine	1	1/36th
3760	3760 Foresta Grand Drive	22	Brunswick	1	1/36th
9058	9058 Latherhous Place	22	Brunswick	1	1/36th
Total				36	36/36ths or 100%

EXHIBIT "D"
EIGHTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

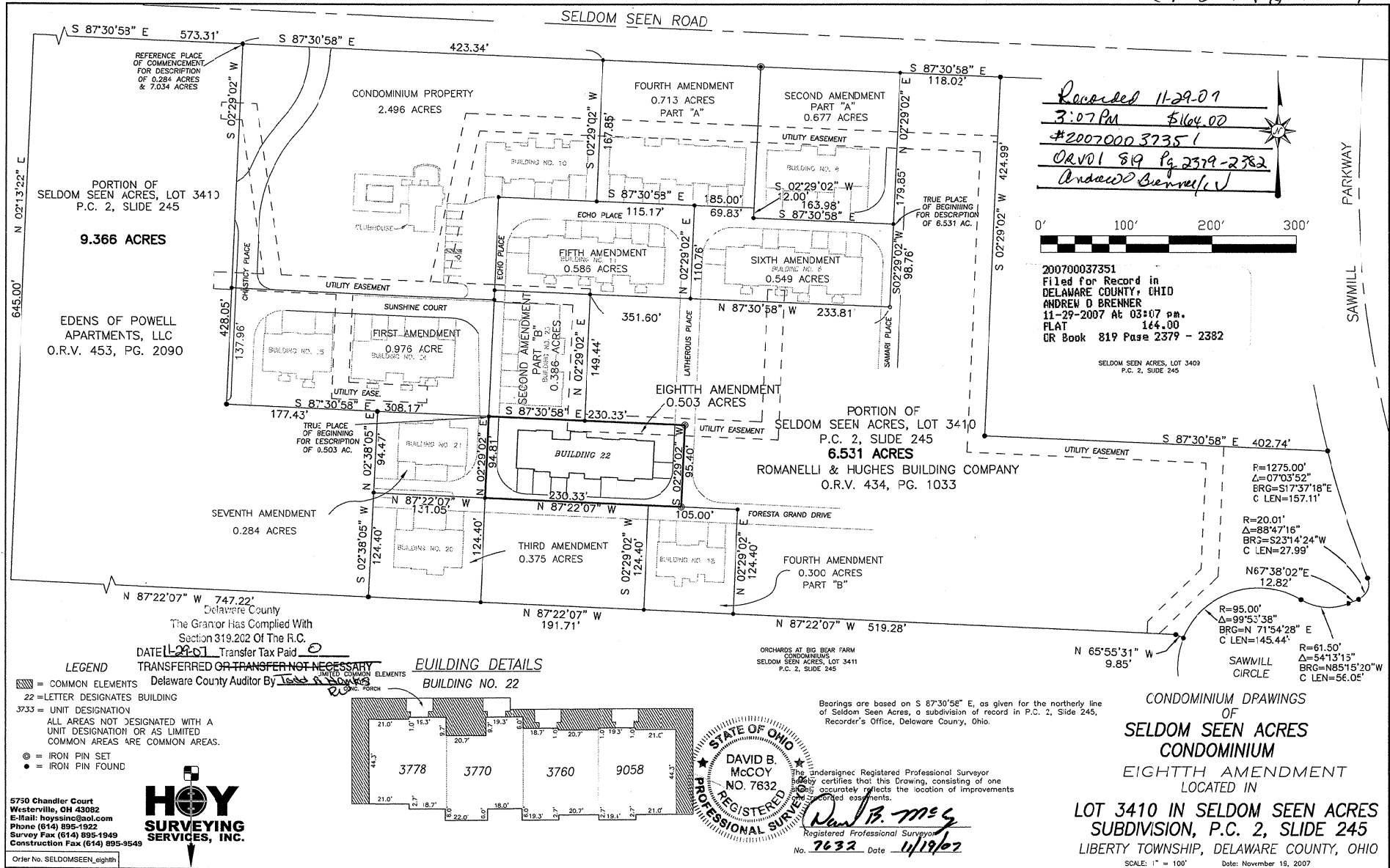
<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

11-29-07 For Declaration see OK 819 Pg. 2367

OR 819 Page 2379



stated Feb 4 at 4-40

OR 819/2380

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER
CERTIFICATION

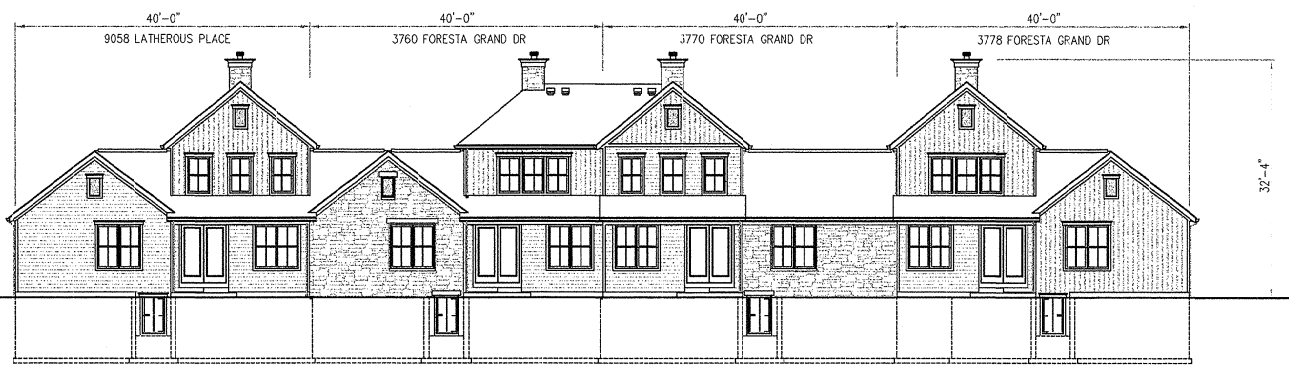
The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each Building depicted herein as built or constructed.

J. E. Nasbrock
Registered Architect / Professional Engineer

No. 42112 Date 11/19/07



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"



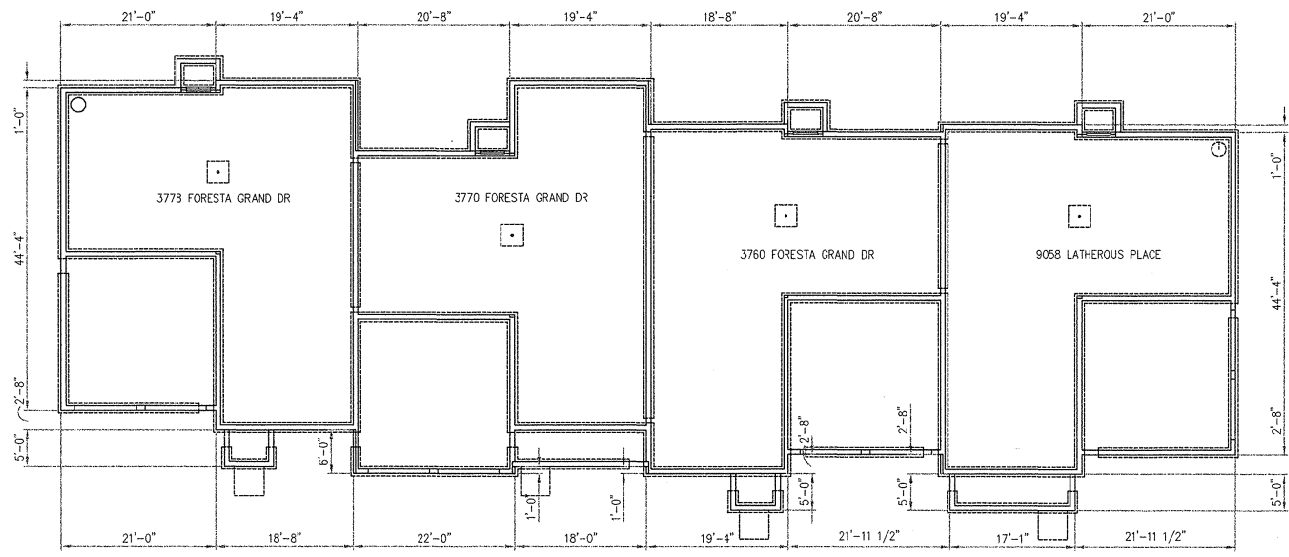
Romacelli & Hughes

BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

3778 FORESTA GRAND DR
3770 FORESTA GRAND DR
3760 FORESTA GRAND DR
9058 LATHEROUS PLACE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			1 of 3
BUILDING 22			

OR 819/2381

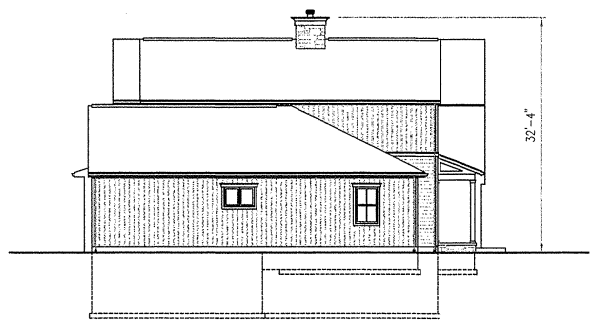


FOUNDATION PLAN 1/16" = 1'-0"

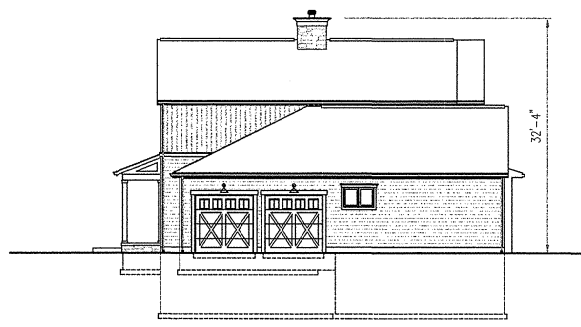
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of sheets, accurately shows each building depicted hereon as built or constructed.

[Signature]
 [Registered Architect / Professional Engineer]
 No. 42112 Date 11/19/07



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"

3778 FORESTA GRAND DR
 3770 FORESTA GRAND DR
 3760 FORESTA GRAND DR
 9058 LATHEROUS PLACE



Romanelli & Hughes

BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 22			

ll4B

OR 819/2382

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned [Registered Professional Engineer / Registered Architect] hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted herein as built or constructed.

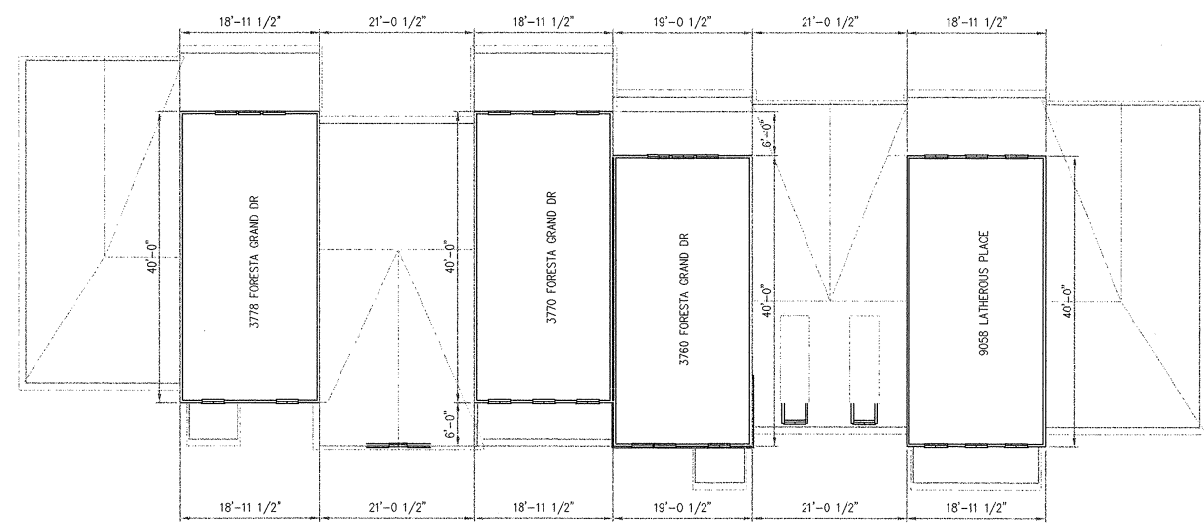
[Signature]
 Registered Architect, Professional Engineer
 No. 42112 Date 4/19/07



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

- LIMITED COMMON ELEMENT



SECOND FLOOR PLAN 1/16" = 1'-0"

INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"



148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

**3778 FORESTA GRAND DR
 3770 FORESTA GRAND DR
 3760 FORESTA GRAND DR
 9058 LATHEROUS PLACE**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			3 of 3
BUILDING 22			

aluc

NINTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

OR 841 Page 1687

This Ninth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the ____ day of April, 2008.

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

April 10, 2008

I certify that of a copy of the Ninth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Todd A. Adams RW
Delaware County Auditor

200800010388
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
04-10-2008 At 04:26 pm.
DECLAR AMEN 120.00
OR Book 841 Page 1675 - 1686

200800010388
KEPHART & FISHER

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of one (1) parcel containing approximately 0.547 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains one (1) building containing four (4) dwelling units, and expanding the Condominium to contain a total of forty (40) dwelling units, each of which is called a "Unit". The building contains townhome-style (2 story) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on

the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B".

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be forty (40) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/40th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. Effects of Amending the Declaration. Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (i) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (ii) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (iii) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (i) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (ii) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 10 day of April, 2008.

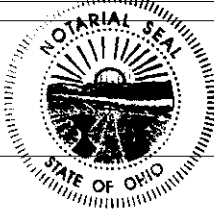
ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: *David Miller*

Its: *Secretary*

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

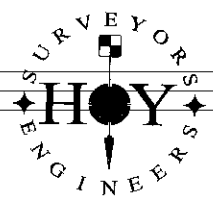
The foregoing instrument was acknowledged before me by *Darrel Miller* the *Officer* of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this *10* day of April, 2008.



BARBARA SCHUCHERT
NOTARY PUBLIC
STATE OF OHIO
Commission Expires
December 19, 2011

Barbara Schuchert
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215



April 8, 2008

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Ninth Amendment
(0.547 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.547 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.06 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 308.17 feet to an iron pin found;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 94.81 feet to an iron pin found at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 22' 07" East, crossing a portion of said Lot 3410, a distance of 191.71 feet to an iron pin found;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 124.40 feet to an iron pin found in the southerly line of said Lot 3410;

Thence, North 87° 22' 07" West, with the southerly line of said Lot 3410, a distance of 191.71 feet to an iron pin found;

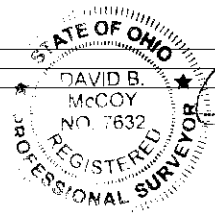
Thence, North 02° 29' 02" East, crossing a portion of said Lot 3410, a distance of 124.40 feet to the TRUE PLACE OF BEGINNING;

Containing 0.547 acres of land, more or less.

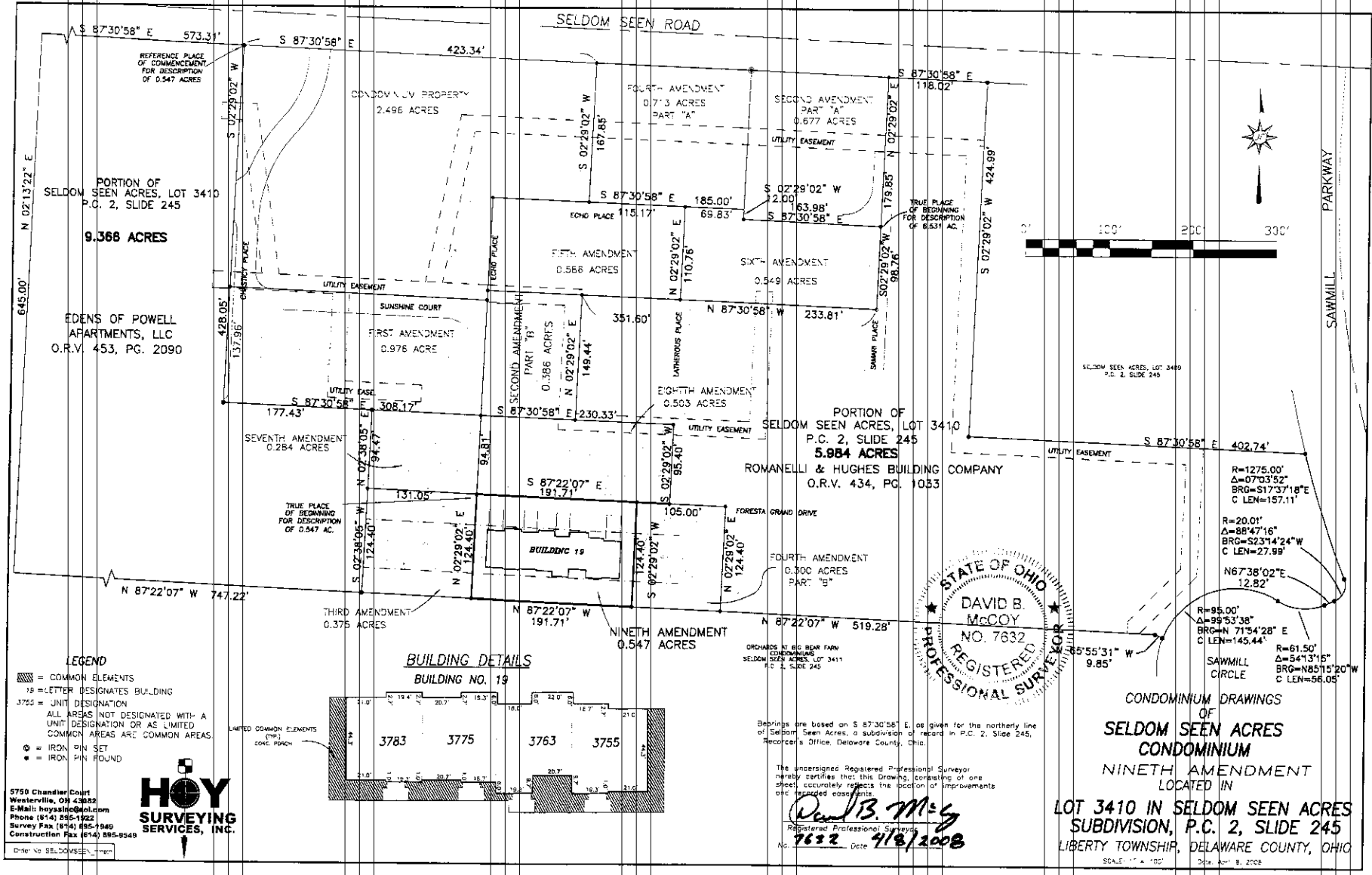
Subject to all easements, restrictions and rights-of-way of record.

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632



Volume: 841 Page: 1675 Instrument Number: 2008-00010388 Seq: 9

VOL 0841 PAGE 1684

EXHIBIT "C"
NINTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/40th
3758	3758 Echo Place	10	Charleston	1	1/40th
3750	3750 Echo Place	10	Charleston	1	1/40th
3785	3785 Sunshine Court	24	Brunswick	1	1/40th
3797	3797 Sunshine Court	24	Augustine	1	1/40th
3805	3805 Sunshine Court	24	Brunswick	1	1/40th
3815	3815 Sunshine Court	25	Augustine	1	1/40th
3825	3825 Sunshine Court	25	Brunswick	1	1/40th
3708	3708 Echo Place	8	Brunswick	1	1/40th
3696	3696 Echo Place	8	Augustine	1	1/40th
3688	3688 Echo Place	8	Brunswick	1	1/40th
3791	3791 Echo Place	23	Brunswick	1	1/40th
3803	3803 Echo Place	23	Augustine	1	1/40th
3811	3811 Echo Place	23	Brunswick	1	1/40th
3795	3795 Foresta Grand Drive	20	Augustine	1	1/40th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/40th
3716	3716 Echo Place	9	Brunswick	1	1/40th
3724	3724 Echo Place	9	Brunswick	1	1/40th
3736	3736 Echo Place	9	Augustine	1	1/40th
3742	3742 Echo Place	9	Brunswick	1	1/40th
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/40th
3735	3735 Foresta Grand Drive	18	Augustine	1	1/40th
3773	3733 Echo Place	11	Brunswick	1	1/40th
3751	3751 Echo Place	11	Brunswick	1	1/40th
3741	3741 Echo Place	11	Augustine	1	1/40th
3733	3733 Echo Place	11	Brunswick	1	1/40th

<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3689	3689 Echo Place	6	Brunswick	1	1/40th
3697	3697 Echo Place	6	Augustine	1	1/40th
3707	3707 Echo Place	6	Brunswick	1	1/40th
9017	9017 Laterhous Place	6	Brunswick	1	1/40th
3806	3806 Foresta Grand Drive	21	Augustine	1	1/40th
3794	3794 Foresta Grand Drive	21	Brunswick	1	1/40th
3778	3778 Foresta Grand Drive	22	Brunswick	1	1/40th
3770	3770 Foresta Grand Drive	22	Augustine	1	1/40th
3760	3760 Foresta Grand Drive	22	Brunswick	1	1/40th
9058	9058 Latherhous Place	22	Brunswick	1	1/40th

II. Units Added Hereby:

3755	3755 Foresta Grand Drive	19	Brunswick	1	1/40th	
3763	3763 Foresta Grand Drive	19	Augustine	1	1/40th	
3775	3775 Foresta Grand Drive	19	Brunswick	1	1/40th	
9783	9783 Foresta Grand Drive	19	Brunswick	1	1/40th	
				<u>Total</u>	<u>40</u>	<u>40/40ths</u> <u>or</u> <u>100%</u>

EXHIBIT "D"
NINTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

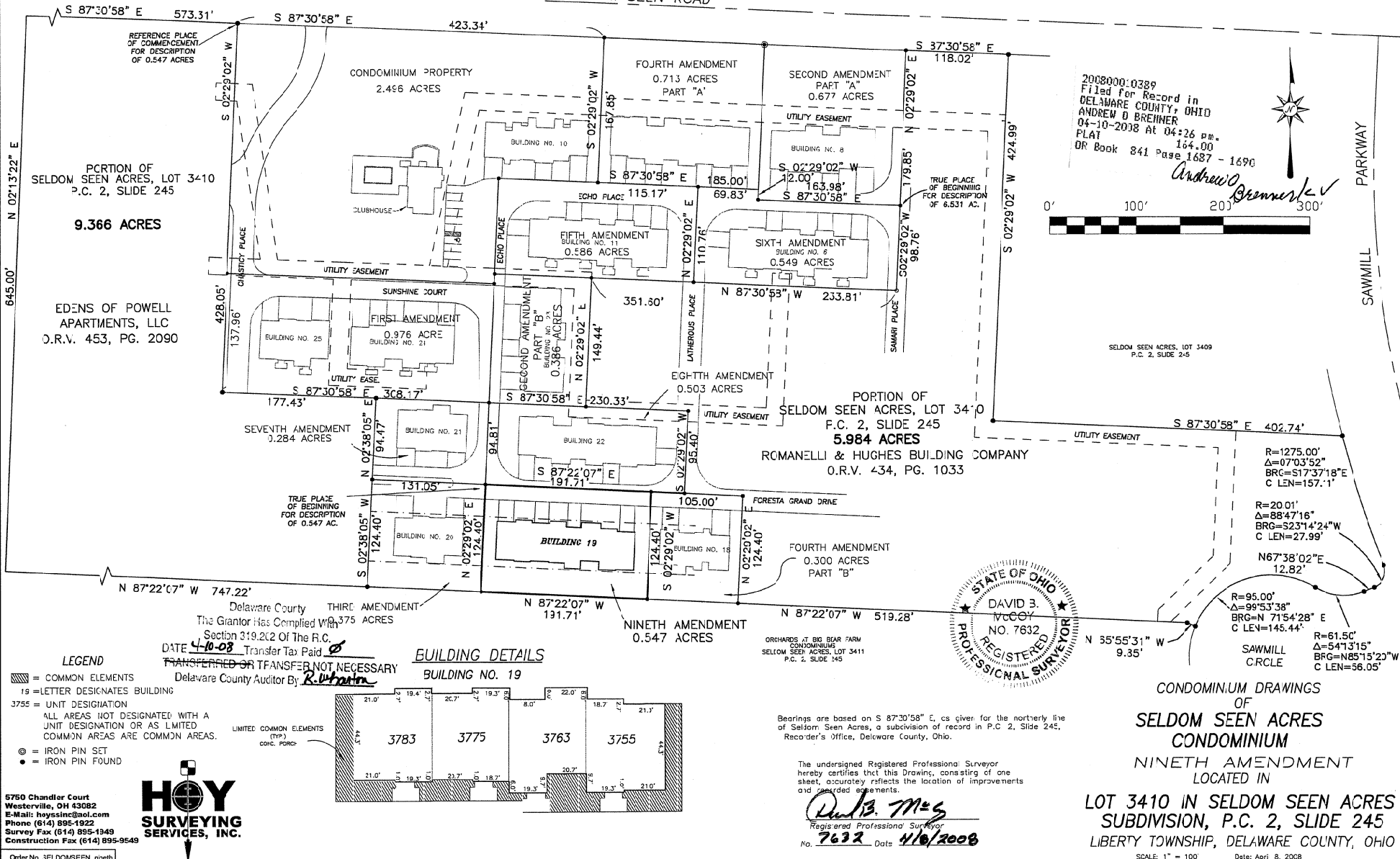
Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

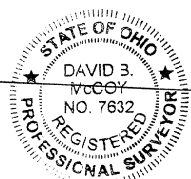
Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

SELDOM SEEN ROAD



200800003389
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BREHNER
 04-10-2008 At 04:26 pm.
 PLAT 164.00
 OR Book 841 Page 1687 - 1690

Andrew D. Brehner



Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of one sheet, accurately reflects the location of improvements and recorded elements.

David B. McCoy
 Registered Professional Surveyor
 No. 7632 Date 4/10/2008

CONDOMINIUM DRAWINGS
 OF
 SELDOM SEEN ACRES
 CONDOMINIUM
 NINTH AMENDMENT
 LOCATED IN
 LOT 3410 IN SELDOM SEEN ACRES
 SUBDIVISION, P.C. 2, SLIDE 245
 LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

SCALE: 1" = 100' Date: April 8, 2008

stored Calc 4 R 7-7C

REFERENCE PLACE OF COMMENCEMENT FOR DESCRIPTION OF 0.547 ACRES

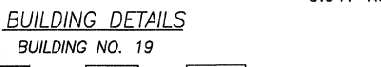
PORTION OF SELDOM SEEN ACRES, LOT 3410 P.C. 2, SLIDE 245

9.366 ACRES

EDENS OF POWELL APARTMENTS, LLC
 O.R.V. 453, PG. 2090

PORTION OF SELDOM SEEN ACRES, LOT 3410 P.C. 2, SLIDE 245
 5.984 ACRES
 ROMANELLI & HUGHES BUILDING COMPANY
 O.R.V. 434, PG. 1033

Delaware County THIRD AMENDMENT 0.375 ACRES
 The Grantor Has Complied With Section 319.2(C) Of The R.C.
 DATE 4-10-08 Transfer Tax Paid
 TRANSFERRED OR TRANSFER NOT NECESSARY
 Delaware County Auditor By *R. Brehner*



- LEGEND**
- ▨ = COMMON ELEMENTS
 - 19 = LETTER DESIGNATES BUILDING
 - 3755 = UNIT DESIGNATION
 - ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
 - ⊙ = IRON PIN SET
 - = IRON PIN FOUND



5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoyssinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1948
 Construction Fax (614) 895-9548

Order No. 3SELDOMSEEN_ninth

Volume: 841 Page: 1687 Instrument Number: 2008-00010389 Seq: 1

(Page 1 of 4)

OR 841/1688

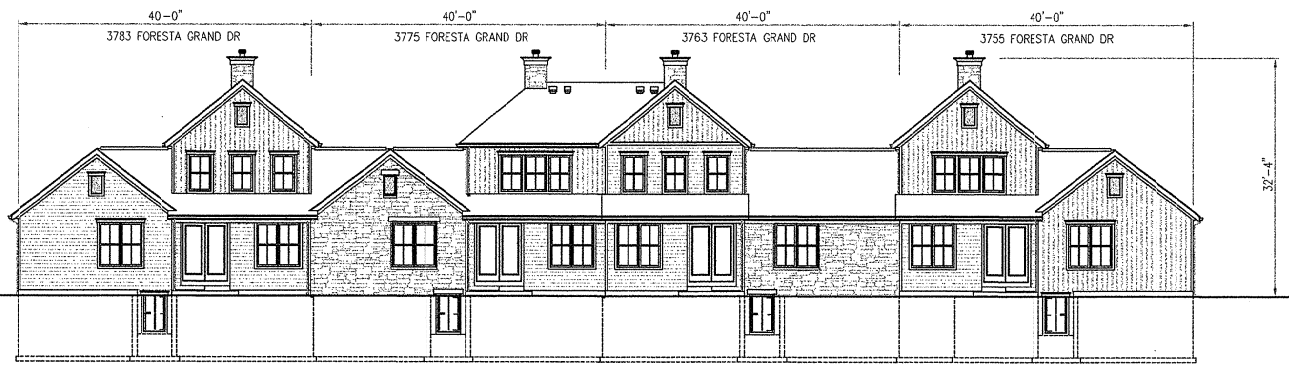
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or constructed.

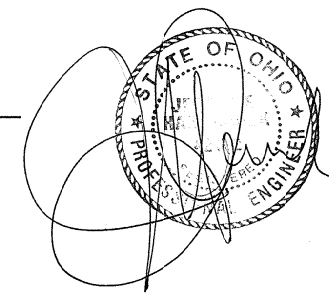
[Signature]
(Registered Architect / Professional Engineer)
No. 42112 Date 7/6/28



FRONT ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"

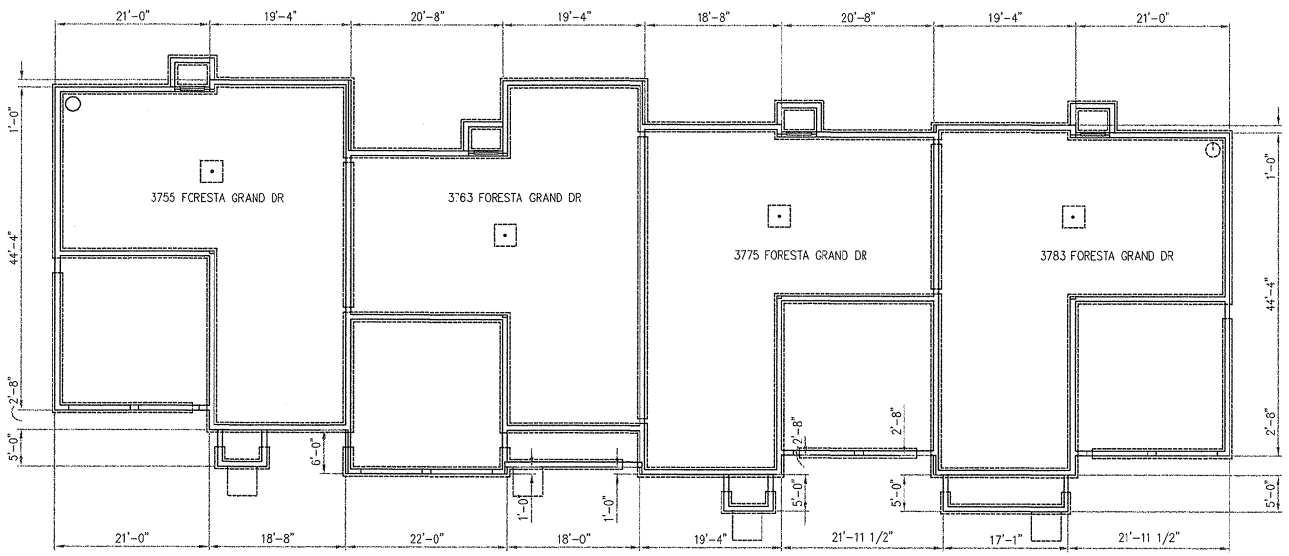


Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-89-2042 Fax 614-891-2045

**3755 FORESTA GRAND DR
3763 FORESTA GRAND DR
3775 FORESTA GRAND DR
3783 FORESTA GRAND DR**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 19			1 of 3

OR 841/1689

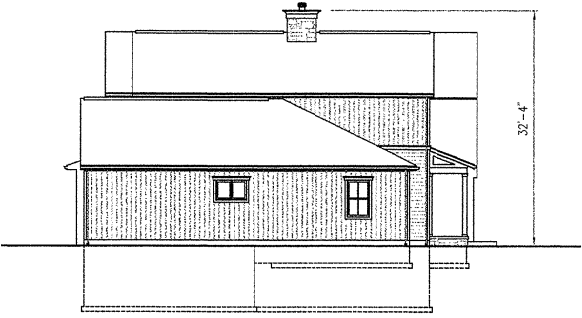


FOUNDATION PLAN 1/16" = 1'-0"

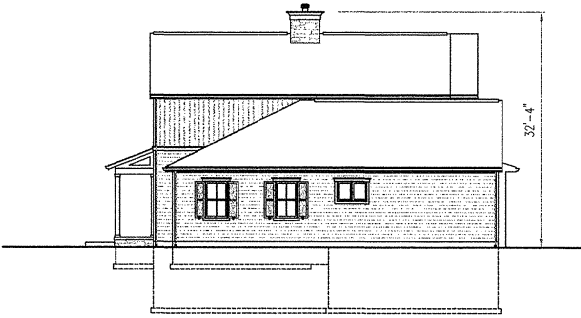
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 5 sheets, accurately shows each building depicted hereon as built or constructed.

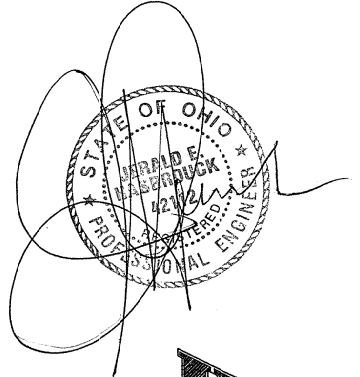
[Signature]
 (Registered Architect) Professional Engineer
 Date 4/12/00



LEFT SIDE ELEVATION 1/16" = 1'-0"



RIGHT SIDE ELEVATION 1/16" = 1'-0"

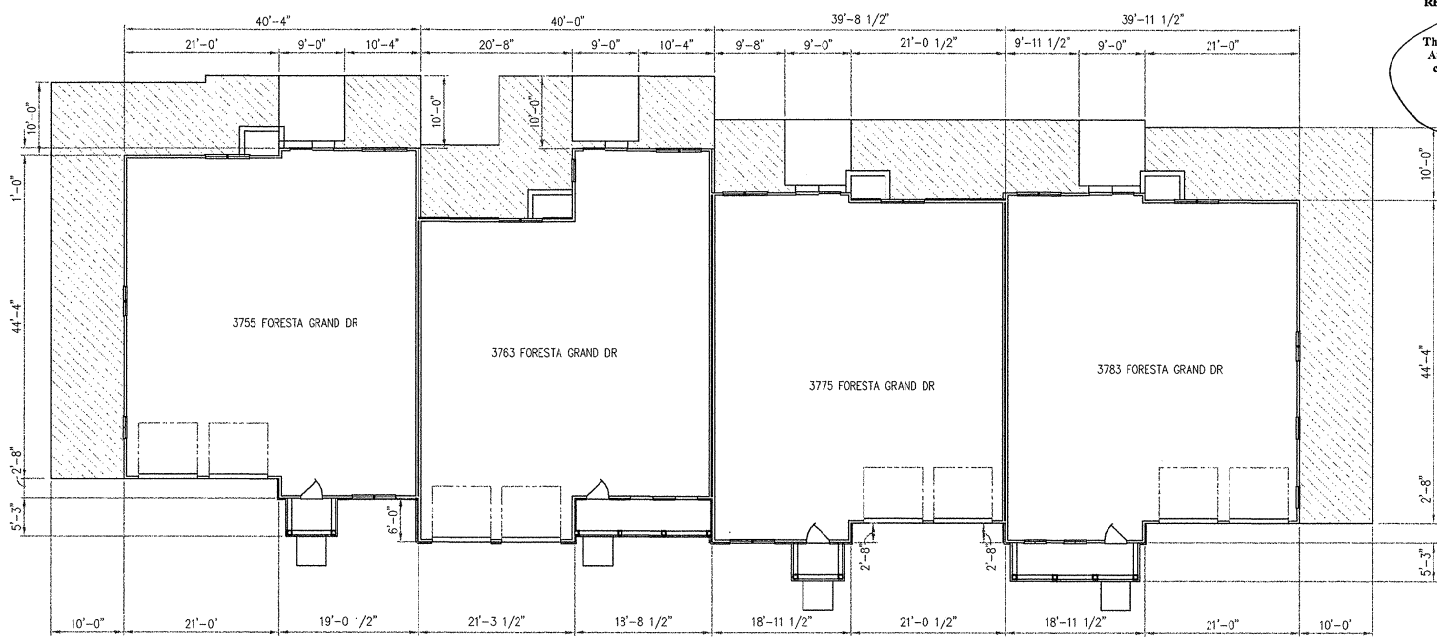


Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-89-2042 Fax 614-891-2045

**3755 FORESTA GRAND DR
 3763 FORESTA GRAND DR
 3775 FORESTA GRAND DR
 3783 FORESTA GRAND DR**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 3
BUILDING 19			

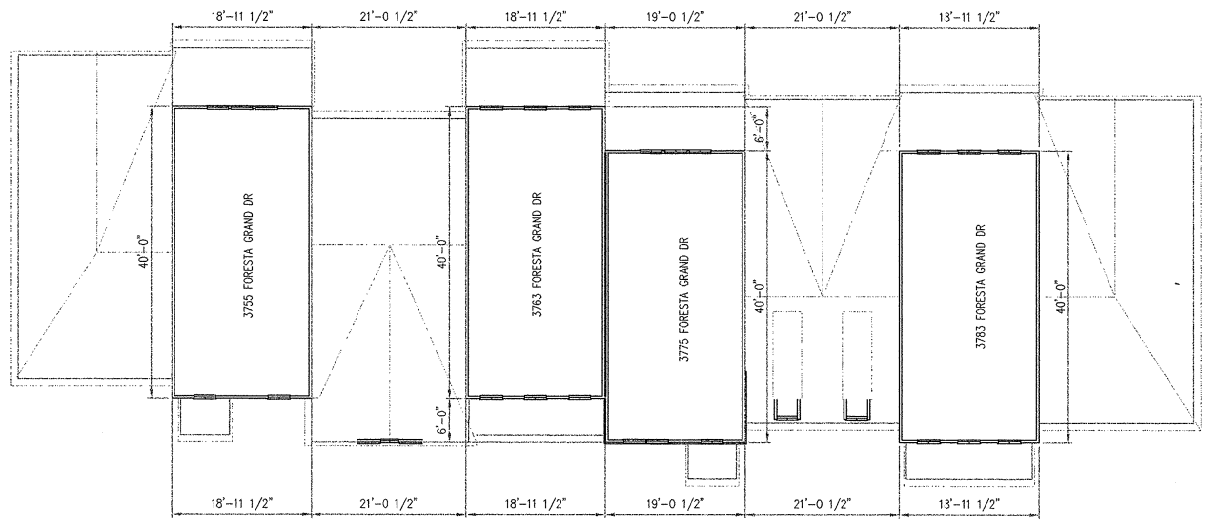
OR 841/1690



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

- LIMITED COMMON ELEMENT

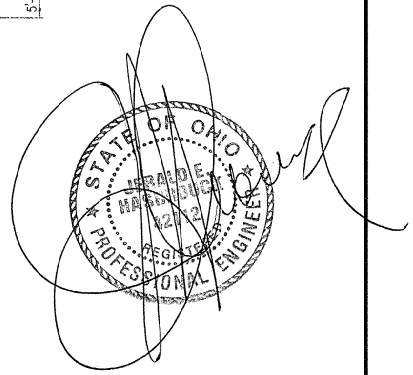


SECOND FLOOR PLAN 1/16" = 1'-0"

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, adequately shows each building depicted hereon as built or constructed.

[Signature]
 [Registered Architect / Professional Engineer]
 No. *12212* Date *4/08/08*



INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"



Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

**3755 FORESTA GRAND DR
 3763 FORESTA GRAND DR
 3775 FORESTA GRAND DR
 3783 FORESTA GRAND DR**

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES BUILDING 19			3 of 3

**TENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM**

02 VOL 881 Pg 2529

This Tenth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for SELDOM SEEN ACRES CONDOMINIUM (the "Amendment") is made as of the 3 day of February, 2009.

RECITALS

A. Seldom Seen Acres Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Ohio Revised Code (the "Condominium Act") by the filing of the Declaration and Bylaws Establishing Condominium Property Under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium (the "Declaration") and the drawings attached thereto and filed therewith (the "Drawings"), recorded, respectively, at Official Record Volume 651, Pages 976 - 1045 and Plat Cabinet 3, Slide 631, both of the records of the Recorder of Delaware County, Ohio, and amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration and the provisions of the Condominium Act, Romanelli and Hughes Building Company (the "Declarant") desires by this Amendment to add a portion of the property expressly reserved in the Declaration (the "Additional Property") to the Condominium. Said portion of the Additional Property, as hereinafter described, meets all of the criteria and qualifications for addition to the Condominium set forth in that Chapter and in the Condominium Act.

(continued next page)

CERTIFICATE OF THE DELAWARE COUNTY, OHIO AUDITOR

February 3, 2009

I certify that of a copy of the Tenth Amendment to Declaration and Bylaws Establishing Condominium Property under Ohio Revised Code Chapter 5311 for Seldom Seen Acres Condominium, along with the Supplementary Drawings attached thereto, has been filed with the Delaware County, Ohio, Auditor, as required by Section 5311.06(B) of the Ohio Revised Code.

Jerrold E. Heston
Delaware County Auditor
by: S. Yip

AUDITOR
DELAWARE COUNTY, OHIO
2009 FEB -3 PM 3:50
Jerrold E. Heston
AUDITOR

200900003150
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW O BRENNER
02-03-2009 At 04:07 am.
DECLAR AMEN 104.00
DR Book 881 Page 2529 - 2539

200900003150
FISHER BOX

DECLARATION

NOW, THEREFORE, Declarant, the sole creator of the Condominium and currently the sole owner of all of the Additional Property of the Condominium, hereby declares and amends the Declaration and Drawings as follows:

1. Definitions. Except as modified or otherwise provided pursuant to this Amendment, all terms used herein shall have the same meanings as those terms used and defined in the Declaration.

2. Additional Property Added. The portion of the Additional Property added hereby to the Condominium Property consists of two (2) parcels, the first containing approximately 0.573 acres, more or less, and the second containing approximately 0.405 acres, more or less, as further described in Exhibit "A", a copy of which is attached hereto and made a part hereof. A sketch site plan showing the composition of the property added hereby and its physical relationship to the existing Condominium Property is attached hereto as Exhibit "B" and made a part hereof. Additional drawings showing front, rear and side elevations of each building added hereby to the Condominium are also attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records). The sketch site plan and drawings attached hereto are collectively referred to herein as the "Supplementary Drawings."

3. Name. The Condominium shall continue to be named "Seldom Seen Acres Condominium."

4. Purpose. The purpose of the Condominium shall continue to be as set forth in the Declaration.

5. Improvement Description. The portion of the Additional Property hereby added to the Condominium Property contains two (2) buildings containing a total of four (4) dwelling units, and expanding the Condominium to contain a total of forty-four (44) dwelling units, each of which is called a "Unit". The buildings each contain two (2) Units, each (a) built on poured concrete foundations with a basement, (b) having wood frame construction, (c) having a combination of cultured stone and hardi-plank exteriors, (d) and having dimensional asphalt shingle roofs. Each unit has an attached, one or two-car garage, an exterior porch or stoop, a basement, and sometimes a screened-in porch. The principal materials of which the Units are constructed are wood, glass, concrete, concrete block, stone, and drywall. In addition, there are parking spaces, driveways and green and landscaped areas. All improvements added by this Amendment 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 Designations. Each of the Units hereby added to the Condominium is designated on the Supplementary Drawings by a Unit designation, which is a four-digit number corresponding with the numerical portion of that Unit's street mailing address. The Supplementary Drawings, attached as Exhibit "B", show the location and designation of each

Unit within the Condominium Property. Information concerning the Units added hereby, with a listing of proper Unit designations, is shown on the attached Exhibit "C". A general description of the composition and approximate interior area of each Unit type is set forth on the attached Exhibit "D". The physical location, dimensions, and composition of each Unit are also shown on the Supplementary Drawings, attached as Exhibit "B". Each Unit has direct access to the Common Elements.

(b) Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated by that Unit's designation on the Supplementary Drawings bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all the improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition to the foregoing, each Unit includes those items specifically mentioned in Article VI, Section 2 of the Declaration.

(c) Unit Locations. The location of each Unit added hereby is shown on the Supplementary Drawings which are attached hereto as Exhibit "B".

7. Common and Limited Common Elements.

(a) Common Elements. All of the portion of the Additional Property hereby added to the Condominium, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Supplementary Drawings as part of a Unit, are Common Elements. Specifically, the Common Elements include all Limited Common Elements. Except for easements and rights for maintaining sales and marketing facilities, for repairing and completing improvements in the Condominium, and for access and utility service to the Additional Property, and except in its capacity as a Unit Owner of unsold Units, the Declarant shall not retain any interest in, or have any other right to, any portion of the Common Elements.

(b) Limited Common Elements. Limited Common Elements include those portions of the Common Elements added hereby that are described herein or in the Declaration or are labeled or designated "Limited Common Elements" on the Supplementary Drawings or in the Declaration, generally including, but not limited to: front porches or stoops, yard areas (and the improvements within that area exclusive of utility lines that serve another Unit), and driveway areas in front of each Unit's garage. Each Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed, or designated to serve. All Limited Common Elements are a part of the Common Elements

8. Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit "C" and, in each case, is based on each Unit having an equal, undivided interest in the Common Elements. The undivided interest in the Common Elements of each Unit shall at all times be calculated by using a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Units from time to time in the Condominium. Thus, upon the filing for record of this Amendment, there will be forty-four

(44) Units in the Condominium. Consequently, each Unit shall have an undivided interest in the Common Elements of 1/44th. As Additional Property is again added to the Condominium in the future, the undivided interest in the Common Elements for each Unit shall again be uniformly reallocated as above provided.

The Unit Owners shall own the Common Elements as tenants in common, and that ownership 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. Any attempted conveyance, encumbrance, judicial sale or other transfer of a Unit Owner's fee interest in Common Elements will be void unless the Unit to which such interest is allocated is also transferred.

The equal nature of the interests in the Common Elements shall not be altered. However, the exact percentage of voting power of any particular Unit may change in conjunction with and as the result of the adding of any or all of the Additional Property to the Condominium if, at a later time, the Condominium is expanded, as hereinafter provided.

9. ~~Effects of Amending the Declaration.~~ Upon the filing for record of this Amendment to the Declaration adding a portion of the Additional Property to the Condominium:

(a) the added portion shall be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had previously constituted part of the Condominium Property. Specifically, the rights, easements, covenants, restrictions and assessment plan set forth in the Declaration shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property. Additionally, non-exclusive easements are reserved to Declarant over and upon the Common Elements and Limited Common Elements in property added to the Condominium (i) for a two year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing any improvements in that portion added, (ii) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties, and (iii) for the initial sales and rental period for Units in that property added, to maintain and utilize one or more of those Units and its appurtenances for sales offices, management offices, storage, maintenance, model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Owner or Owners of the Units contained in the portion of the Additional Property added hereby shall become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other Unit owners, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit owner or those Unit owners in the Condominium Association;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of one Unit equals one vote among all Units in the Condominium, including those added by any expansion, as set forth above;

(d) with respect to Units added, annual operating assessments shall commence on the later of (i) the first day of the calendar month immediately after the date the documents adding the Units were duly recorded or (ii) the date established by the Association for the commencement of any operating assessment, with proration based on the number of full calendar months remaining in the year for which the operating assessments were levied; and

(e) in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of identical force and effect.

The undersigned has executed and delivered this Amendment on behalf of Romanelli and Hughes Building Company this 3 day of February, 2009.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio Corporation

By: [Signature]

Its: Sec/Treasurer

STATE OF OHIO

COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me by Darrel Miller the Sec/Treasurer of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of the corporation, this 3 day of February, 2009.

[Signature]
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215



BARBARA SCHUCKER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
December 19, 2011



Civil Engineering & Surveying Since 1961

599 Scherers Court
Worthington, Ohio 43085
Phone (614) 885-2498
Fax (614) 885-2886
Web www.pomeroyassoc.com

EXHIBIT "A"

November 17, 2008

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Tenth Amendment
(Part "A", 0.573 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245, acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033, said 0.573 acres being more particularly described as:

Commencing for reference at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence South 87° 30' 58" East, along the northerly line of said Lot 3410, a distance of 772.32 feet to the northeasterly corner of Seldom Seen Acres Condominium, Second Amendment, Part "A" of record in Plat Cabinet 3, Slide 724, said point being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87° 30' 58" East, with the northerly line of said Lot 3410, a distance of 118.02 feet to an iron pin found at the northeasterly corner of said 14.376 acres;

Thence, South 02° 29' 02" West, along the easterly line of said 14.376 acres, a distance of 211.60 feet to a point;

Thence, North 87° 30' 58" West, through said 14.376 acres, a distance of 118.02 feet to a point in the easterly line of Seldom Seen Acres Condominium, Sixth Amendment of record in Plat Cabinet 4, Slide 3;

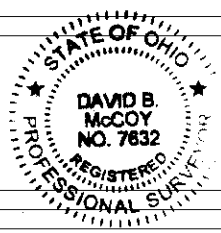
Thence, North 02° 29' 02" East, along the easterly line of said Seldom Seen Acres Condominium, Sixth Amendment and said Seldom Seen Acres Condominium, Second Amendment, Part "A", a distance of 211.60 feet to the TRUE PLACE OF BEGINNING;

Containing 0.573 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632



Civil Engineering & Surveying Since 1961

599 Scherers Court
Worthington, Ohio 43085
Phone (614) 885-2498
Fax (614) 885-2886
Web www.pomeroyassoc.com

November 17, 2008

DESCRIPTION OF CONDOMINIUM
SELDOM SEEN ACRES CONDOMINIUM

Legal Description, Tenth Amendment, Part "B"
(0.405 Acres)

Situated in the Township of Liberty, County of Delaware, State of Ohio, located in a portion of Lot 3410 in Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Slide 245 acres, said portion containing 14.376 acres and conveyed to Romanelli & Hughes Building Company in Official Record Volume 434, Page 1033 said 0.405 acres being more particularly described as:

Commencing, for reference, at an iron pin found in the north line of said Lot 3410, the same being in the southerly right-of-way line for Seldom Seen Road;

Thence, South 02° 29' 02" West, with the westerly line of said 14.376 acres, a distance of 428.05 feet to an iron pin found;

Thence, South 87° 30' 58" East, crossing a portion of said Lot 3410, a distance of 177.43 feet to an iron pin found;

Thence, South 02° 38' 05" West, crossing a portion of said Lot 3410, a distance of 218.87 feet to an iron pin found in the southerly line of said Lot 3410, being the northerly line of Lot 3411 in said Seldom Seen Acres Subdivision;

Thence, South 87° 22' 07" East, along the southerly line of said Lot 3410, the northerly line of said Lot 3411, a distance of 428.09 feet to the southeasterly corner of Seldom Seen Acres Condominium, Fourth Amendment, Part "B" of record in Plat Cabinet 3, Slide 768, said iron pin found being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 02° 29' 02" East, along the easterly line of said Seldom Seen Acres Condominium, Fourth Amendment, Part "B", a distance of 124.40 feet to the northeasterly corner of said Seldom Seen Acres Condominium, Fourth Amendment, Part "B";

Thence, South 87° 22' 07" East, crossing a portion of said Lot 3410, a distance of 141.84 feet to a point;

Thence, South 02° 29' 02" West, crossing a portion of said Lot 3410, a distance of 124.40 feet to a point in the southerly line of said Lot 3410, the northerly line of said Lot 3411;

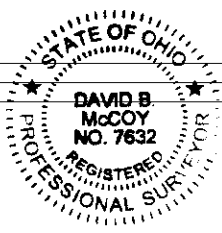
Thence, North 87° 22' 07" West, along the southerly line of said Lot 3410, the northerly line of said Lot 3411, a distance of 141.84 feet to the TRUE PLACE OF BEGINNING;

Containing 0.405 acres of land, more or less.

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

Bearings are based on South 87°30'58" East, as given for the northerly line of Seldom Seen Acres, a subdivision of record in Plat Cabinet 2, Page 245, Recorder's Office, Delaware county, Ohio.

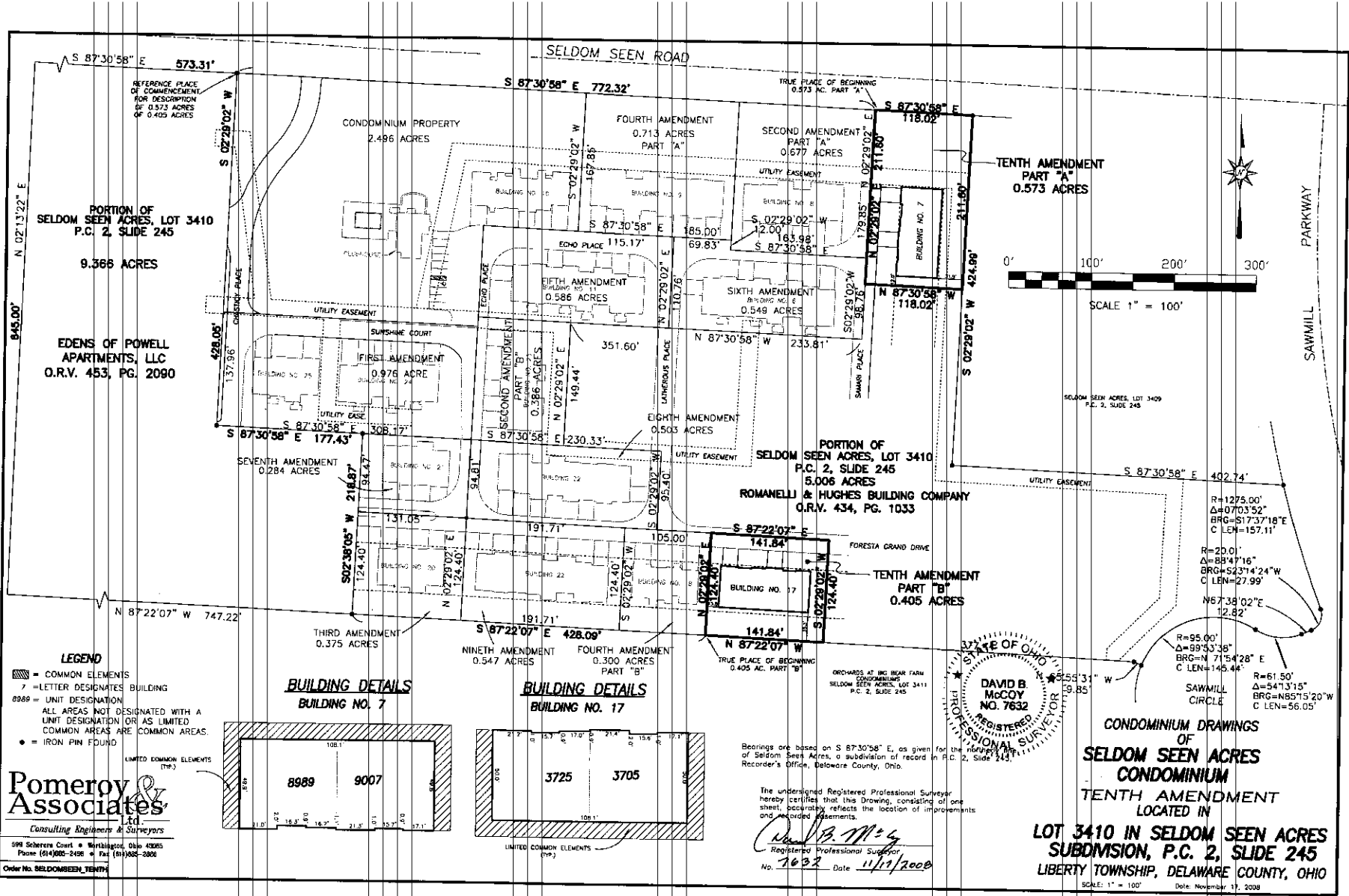
All references are to records of the Recorder's Office, Delaware County, Ohio.



David B. McCoy
David B. McCoy
Registered Professional Surveyor No. 7632

VOL 088 | PAGE 2536

EX-11614 v.B.4



Pomeroy & Associates
Consulting Engineers & Surveyors
590 Scherers Court • Wilmington, Ohio 43085
Phone: (614) 885-5108 • Fax: (614) 885-2006
Order No. SELDOMSEEN_TENTH

EXHIBIT "C"
TENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Information and Designations

I. Existing Units:

<u>Unit Designation</u>	<u>Unit Address (Powell, Ohio 43065)</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3766	3766 Echo Place	10	Charleston	1	1/44th
3758	3758 Echo Place	10	Charleston	1	1/44th
3750	3750 Echo Place	10	Charleston	1	1/44th
3785	3785 Sunshine Court	24	Brunswick	1	1/44th
3797	3797 Sunshine Court	24	Augustine	1	1/44th
3805	3805 Sunshine Court	24	Brunswick	1	1/44th
3815	3815 Sunshine Court	25	Augustine	1	1/44th
3825	3825 Sunshine Court	25	Brunswick	1	1/44th
3708	3708 Echo Place	8	Brunswick	1	1/44th
3696	3696 Echo Place	8	Augustine	1	1/44th
3688	3688 Echo Place	8	Brunswick	1	1/44th
3791	3791 Echo Place	23	Brunswick	1	1/44th
3803	3803 Echo Place	23	Augustine	1	1/44th
3811	3811 Echo Place	23	Brunswick	1	1/44th
3795	3795 Foresta Grand Drive	20	Augustine	1	1/44th
3807	3807 Foresta Grand Drive	20	Brunswick	1	1/44th
3716	3716 Echo Place	9	Brunswick	1	1/44th
3724	3724 Echo Place	9	Brunswick	1	1/44th
3736	3736 Echo Place	9	Augustine	1	1/44th
3742	3742 Echo Place	9	Brunswick	1	1/44th
3745	3745 Foresta Grand Drive	18	Brunswick	1	1/44th
3735	3735 Foresta Grand Drive	18	Augustine	1	1/44th
3773	3733 Echo Place	11	Brunswick	1	1/44th
3751	3751 Echo Place	11	Brunswick	1	1/44th
3741	3741 Echo Place	11	Augustine	1	1/44th
3733	3733 Echo Place	11	Brunswick	1	1/44th

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<u>Unit Designation</u>	<u>Unit Address</u>	<u>Building Number</u>	<u>Unit Type</u>	<u>Unit Value</u>	<u>Undivided Interest</u>
3689	3689 Echo Place	6	Brunswick	1	1/44th
3697	3697 Echo Place	6	Augustine	1	1/44th
3707	3707 Echo Place	6	Brunswick	1	1/44th
9017	9017 Laterhous Place	6	Brunswick	1	1/44th
3806	3806 Foresta Grand Drive	21	Augustine	1	1/44th
3794	3794 Foresta Grand Drive	21	Brunswick	1	1/44th
3778	3778 Foresta Grand Drive	22	Brunswick	1	1/44th
3770	3770 Foresta Grand Drive	22	Augustine	1	1/44th
3760	3760 Foresta Grand Drive	22	Brunswick	1	1/44th
9058	9058 Latherhous Place	22	Brunswick	1	1/44th
3755	3755 Foresta Grand Drive	19	Brunswick	1	1/44th
3763	3763 Foresta Grand Drive	19	Augustine	1	1/44th
3775	3775 Foresta Grand Drive	19	Brunswick	1	1/44th
9783	9783 Foresta Grand Drive	19	Brunswick	1	1/44th

II. Units Added Hereby:

*8989	8989 Samari Place	7	Brunswick	1	1/44th
*9007	9007 Samari Place	7	Brunswick	1	1/44th
*3725	3725 Foresta Grand Drive	17	Brunswick	1	1/44th
*3705	3705 Foresta Grand Drive	17	Brunswick	1	1/44th

Total **44** **44/44ths**
or
100%

*These Units were designed as ranch-style Brunswick models containing approximately 2,000 gross interior square feet, with 2 bedrooms, no screened-in porch and a basement containing approximately 1,200 gross interior square feet.

EXHIBIT "D"
TENTH AMENDMENT TO
DECLARATION AND BYLAWS ESTABLISHING CONDOMINIUM
PROPERTY UNDER OHIO REVISED CODE CHAPTER 5311
FOR SELDOM SEEN ACRES CONDOMINIUM

Unit Types and Descriptions

<u>Type</u>	<u>Description</u>
Augustine	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Brunswick	Town home style Unit consisting of two bedrooms, den/third bedroom, two and one-half bathrooms, living room, screened porch, dining area, kitchen, laundry room, and a two car garage, containing approximately 1,627 gross interior square feet, ¹ together with a basement containing approximately 970 gross interior square feet.
Charleston	Town home style Unit consisting of two bedrooms, two and one-half bathrooms, living room, dining area, kitchen, laundry room, screened porch and a two car garage, containing approximately 1,567 gross interior square feet, ¹ together with a basement containing approximately 712 gross interior square feet.

¹ "Gross Interior Square Feet" means the area of space that constitutes a "Unit" and is measured from interior surfaces of exterior walls inward, and includes space occupied by interior partitions, staircases, voids and the attached garage.

Note: This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

OR 881 Page 2540

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 2-3-09 Transfer Tax Paid 0
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By SUP

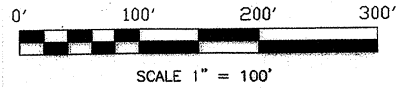
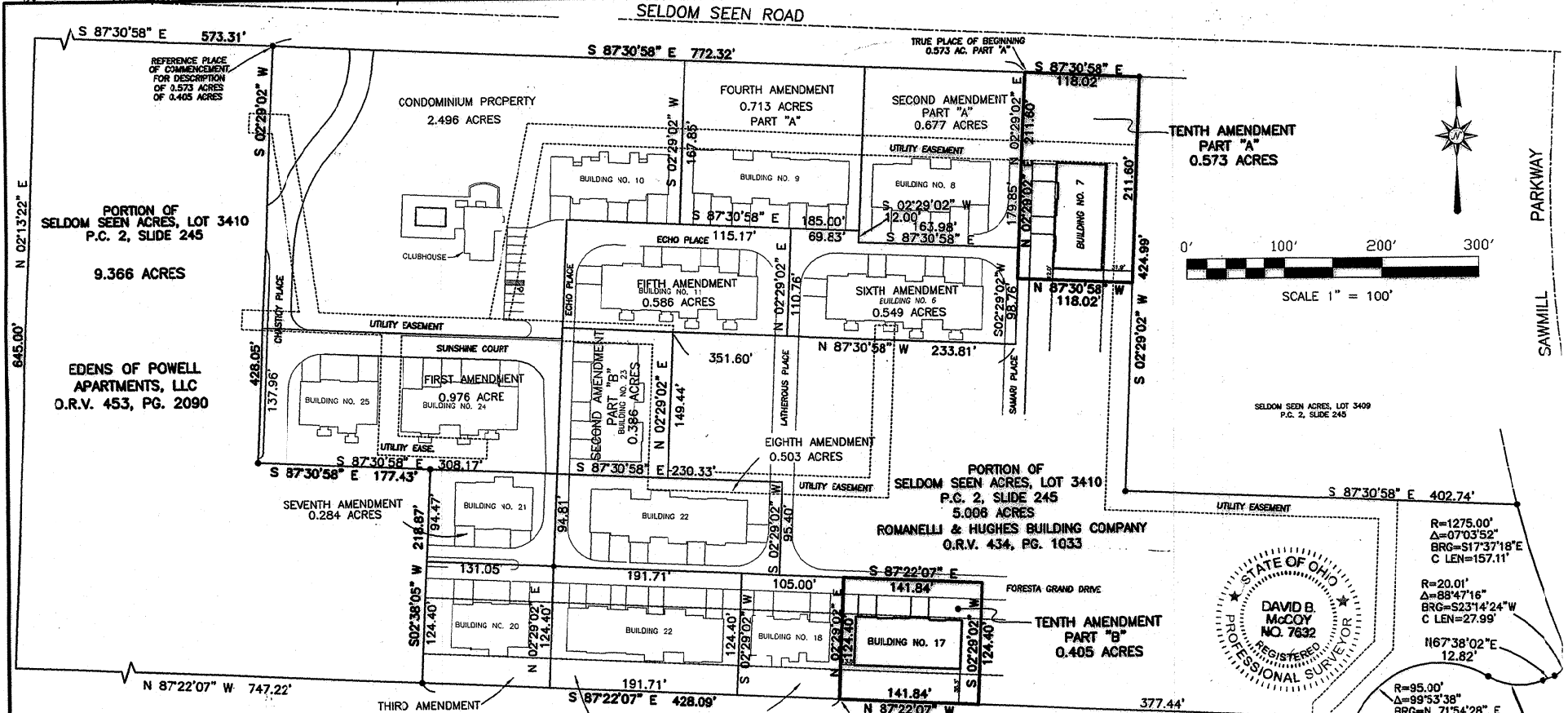
Delaware County
The Grantor
Section 3
DATE 2-3-09
TRANSFERRED OR
Delaware County By SUP

200900003151
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
02-03-2009 At 04:07 P.M.
FLAT 204.00
OR Book 881 Page 2540 - 2544

Andrew D Brenner / v

stored Copy 211-110

2-3-09 For Deletion see OR 881 Pg. 2540



R=1275.00'
Δ=07°03'52"
BRG=S17°37'18"E
C LEN=157.11'

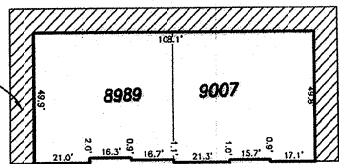
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Δ=88°47'16"
BRG=S23°14'24"W
C LEN=27.99'

R=95.00'
Δ=99°53'38"
BRG=N 71°54'28" E
C LEN=145.44'

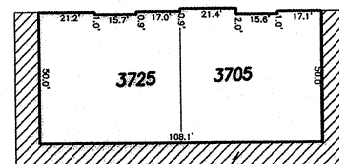
R=61.50'
Δ=54°13'15"
BRG=N85°15'2"
C LEN=56.05'

LEGEND
[Symbol] = COMMON ELEMENTS
7 = LETTER DESIGNATES BUILDING
8889 = UNIT DESIGNATION
ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS.
● = IRON PIN FOUND

BUILDING DETAILS
BUILDING NO. 7



BUILDING DETAILS
BUILDING NO. 17



Bearings are based on S 87°30'58" E, as given for the northerly line of Seldom Seen Acres, a subdivision of record in P.C. 2, Slide 245, Recorder's Office, Delaware County, Ohio.

The undersigned Registered Professional Surveyor hereby certifies that this drawing, consisting of one sheet, accurately reflects the location of improvements and recorded easements.
David B. McCoy
Registered Professional Surveyor
No. 7632 Date 11/17/2008

CONDOMINIUM DRAWINGS
OF
SELDOM SEEN ACRES
CONDOMINIUM
TENTH AMENDMENT
LOCATED IN
LOT 3410 IN SELDOM SEEN ACRE
SUBDIVISION, P.C. 2, SLIDE 245
LIBERTY TOWNSHIP, DELAWARE COUNTY, OH
SCALE: 1" = 100' Date: November 17, 2008

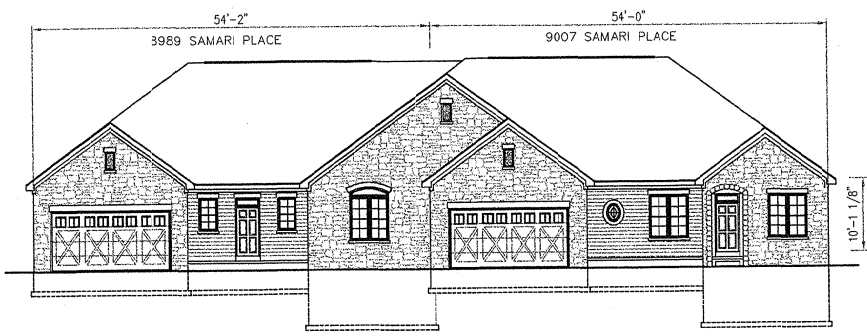
Pomeroy & Associates
LEI
Consulting Engineers & Surveyors
660 Sycamore Court • Worthington, Ohio 43086
Phone (614)805-2490 • Fax (614)805-2898

Order/No. 8SELDOMSEEN_TENTH

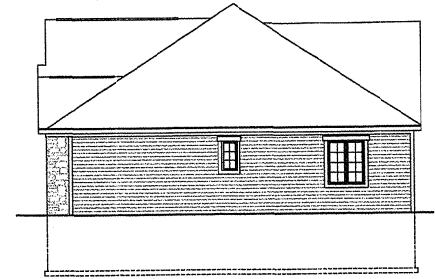
Volume: 881 Page: 2540 Instrument Number: 2009-00003151 Seq: 1

Page 1 of 5

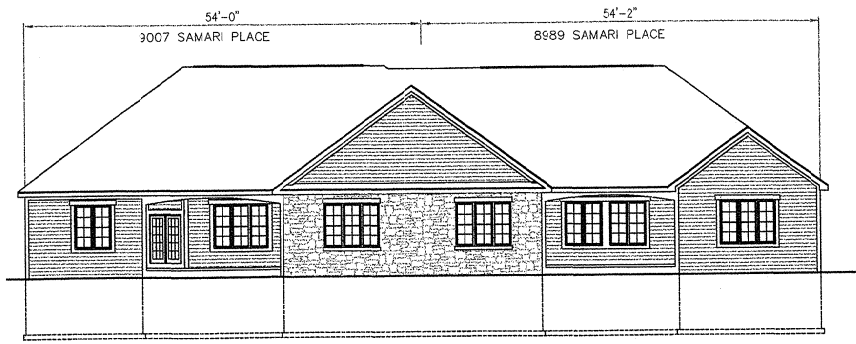
0 R 881 Page 2541



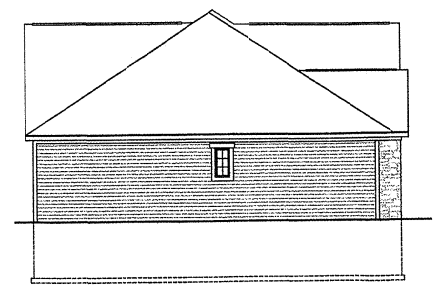
FRONT ELEVATION 1/16" = 1'-0"



SIDE ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"



SIDE ELEVATION 1/16" = 1'-0"



REQUIRED ARCHITECT/ OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned Registered Professional Engineer / Registered Architect hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or constructed.

[Signature]
[Registered Architect/ Professional Engineer]
Date 2/18/09

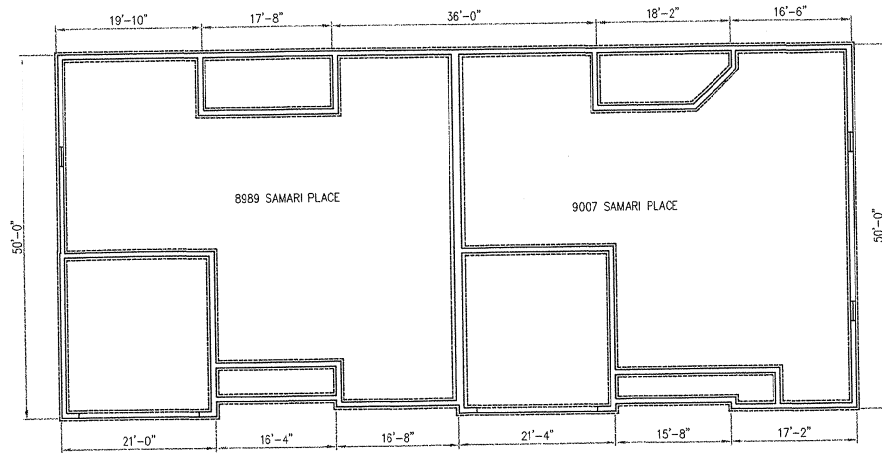
Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 2-3-09 Transfer Tax Paid *[initials]*
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By *[Signature]*

R&H
Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-851-2042 Fax 614-891-2045

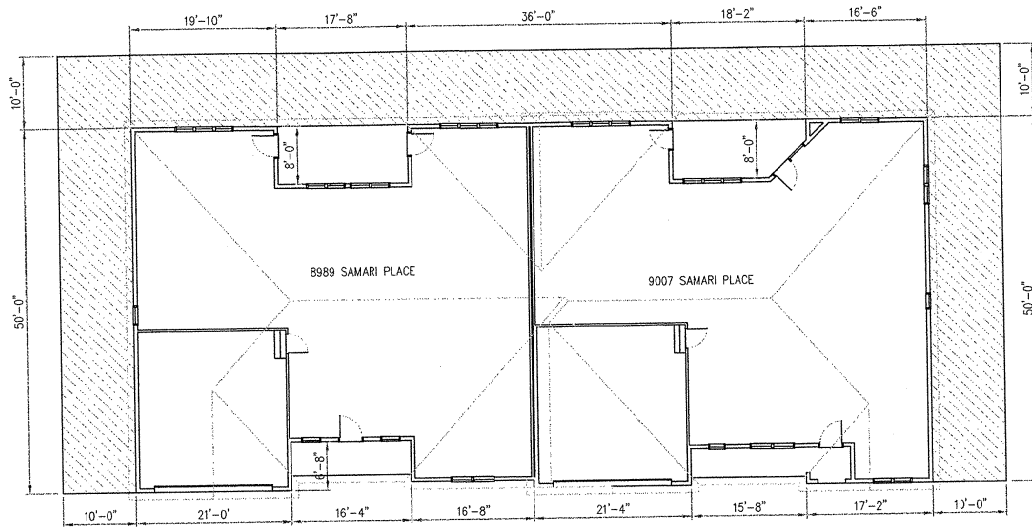
8989 SAMARI PLACE
9007 SAMARI PLACE

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			2 of 5
BUILDING 7			

al 11A



FOUNDATION PLAN 1/16" = 1'-0"



FIRST FLOOR PLAN 1/16" = 1'-0"

- ALL AREAS ON THE DRAWINGS THAT ARE NOT UNITS OR LIMITED COMMON ELEMENTS ARE CONSIDERED COMMON ELEMENTS AND MUST BE DESIGNATED SO.

 - LIMITED COMMON ELEMENT

INTERIOR WALL THICKNESS:
 WITHIN UNIT = 3 1/2"
 BETWEEN UNITS = 9 1/4"



REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned (Registered Professional Engineer / Registered Architect) hereby certifies that this drawing accurately, which consists of 6 sheets, accurately show each building depicted hereon as built or constructed.

(Registered Architect / Professional Engineer)

Signature: *Jerald E. Hasbrouck*
 Date: 7/15/09



Romanelli & Hughes

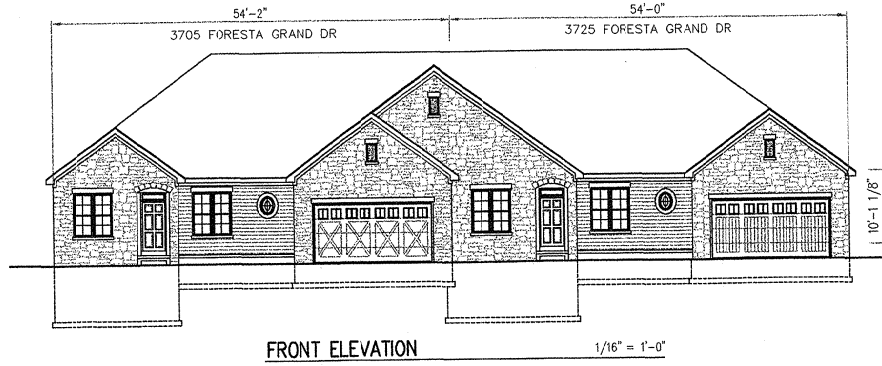
BUILDING COMPANY
 148 W. Setrock Road Westerville, Ohio 43081
 614-881-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDON SEEN ACRES			3 of 5
BUILDING 7			

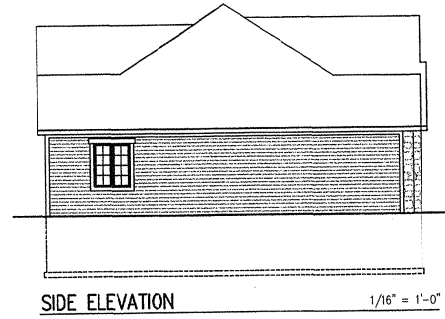
8989 SAMARI PLACE
9007 SAMARI PLACE

sl 118

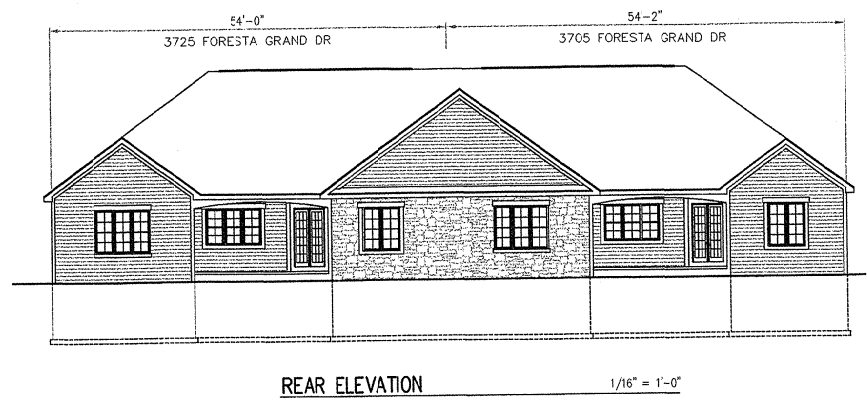
O R 887 Page 2543



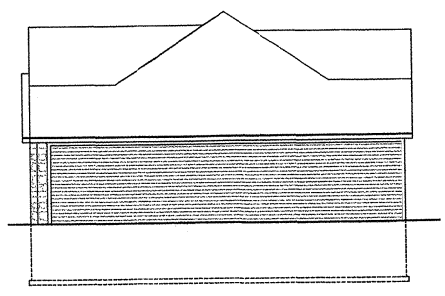
FRONT ELEVATION 1/16" = 1'-0"



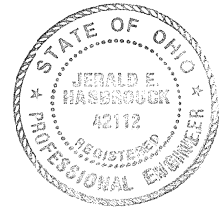
SIDE ELEVATION 1/16" = 1'-0"



REAR ELEVATION 1/16" = 1'-0"



SIDE ELEVATION 1/16" = 1'-0"



REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

The undersigned Registered Professional Engineer / Registered Architect hereby certifies that this drawing accurately, which consists of 6 sheets, accurately shows each building depicted hereon as built or constructed.

Jerald E. Hasbrock
 (Registered Architect / Professional Engineer)
 #2112 Date 1/15/09



Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

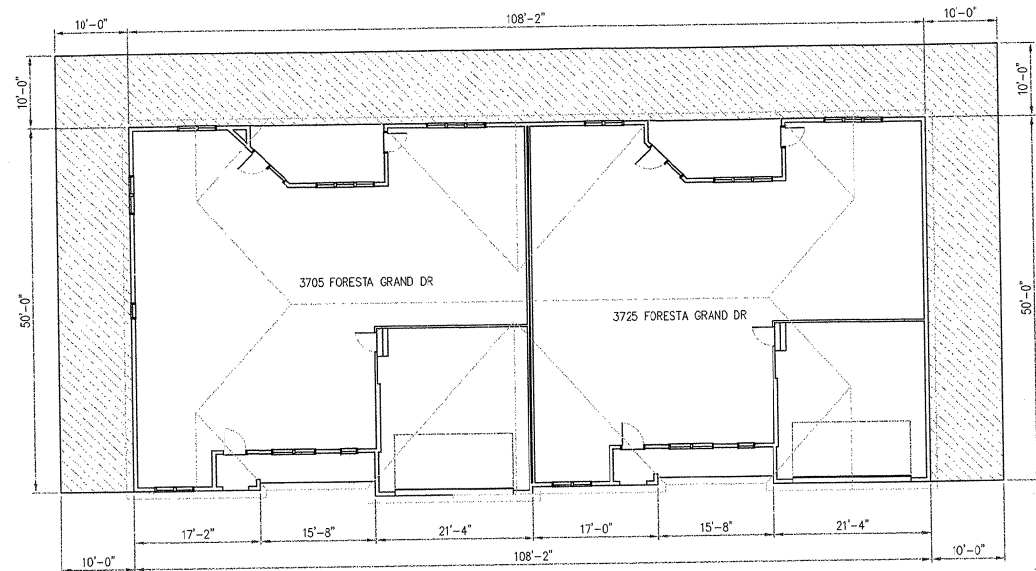
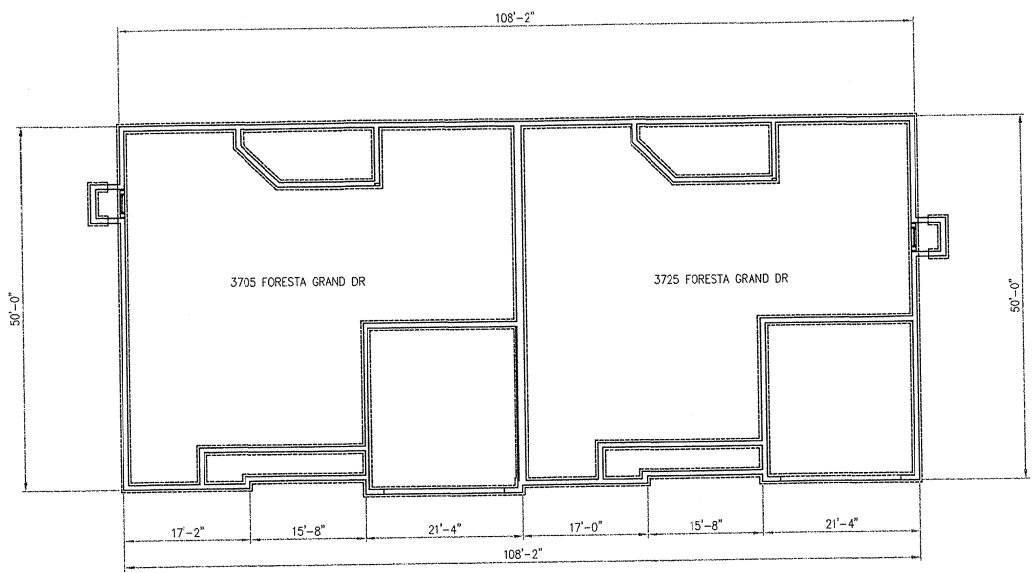
DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			4 of 5
BUILDING 17			

3705 FORESTA GRAND DR
3725 FORESTA GRAND DR

el 11c


Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 2-3-09 Transfer Tax Paid 0
 TRANSFERRED OR TRANSFER NOT NECESSARY
 Delaware County Auditor By SLP

OR 881 Page 2544

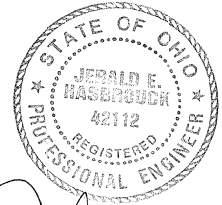


FIRST FLOOR PLAN 1/16" = 1'-0"

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INTERIOR WALL THICKNESS:
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REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER CERTIFICATION

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Jerald E. Hasbrouck
 Registered Architect / Professional Engineer
 No. 42112 Date 1/15/09



Romanelli & Hughes
 BUILDING COMPANY
 148 W. Schrock Road Westerville, Ohio 43081
 614-891-2042 Fax 614-891-2045

DATE	ISSUE	DATE	ISSUE
SELDOM SEEN ACRES			5 of 5
BUILDING 17			

sl 11D