

FIFTH AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
SPRINGFIELD RIDGE CONDOMINIUM

200700012241  
Filed for Record in  
MAHONING COUNTY, OHIO  
RONALD V. GERBERRY  
04-17-2007 At 01:35 pm.  
AM CONDO 88.00  
DR Book 5688 Page 696 - 704

This Fifth Amendment to the Declaration of SPRINGFIELD RIDGE CONDOMINIUM is made on or as of the 27<sup>th</sup> day of March, 2007.

Recitals

A. Springfield Ridge 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 Springfield Ridge Condominium and the Drawings thereof, recorded, respectively, in Official Record Volume 5510, at page 1707 et seq., and Plat Book 100, at page 48 et seq., both of the records of the Recorder of Mahoning County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVIII of the Declaration, and the provisions of the Condominium Act, Declarant desires by this amendment to add portions of the Additional Property to the Condominium, which portions, hereinafter described, meet all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described to be added to the Condominium, hereby declares the Condominium Property to be expanded by addition of the property hereinafter described, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.
2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property, consisting of 1.753 acres, more or less, is described in the attachment hereto, marked "Exhibit A". A sketch site plan showing the composition of the property added hereby is attached hereto, marked "Exhibit B". A plot plan showing the relationship of the property added hereby to the property already a part of the Condominium is attached hereto, marked "Exhibit C".
3. Name. The Condominium, as expanded hereby, shall continue to be named "Springfield Ridge Condominium".
4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).
5. Improvement Description. The Additional Property added to the Condominium Property hereby contains two (2) residential buildings containing four (4) dwelling units each, adding a total of eight (8) dwelling units, and expands the Condominium to contain a total of fifty-six (56) dwelling units, each of which is called a "Unit". The residential buildings are of traditional architectural style, ranch type (although some dwelling units may have a partial second story), with a quadplex layout, so that each dwelling unit in a building faces in a different direction, and so that the garage spaces in a building adjoin at the center of the building. There are no basements. The buildings are of wood frame construction, on concrete slab foundations, with stone or brick and vinyl siding exteriors, and fiberglass shingle roofs. The residential buildings are consistent and compatible with structures now on the Condominium Property in terms of structure types, quality of construction, principal materials used, and architectural style and design. The principal materials of which the buildings are constructed are wood, glass, concrete, stone or brick, vinyl, fiberglass shingle, and drywall. In addition, there are green and landscaped areas, and paved private drives and parking areas.

(continued next page)

CERTIFICATE OF AUDITOR

A copy of this Fifth Amendment to the Declaration for Springfield Ridge Condominium, together with the Fifth Amendment to the Drawings, were filed with this office on the \_\_\_\_ day of \_\_\_\_\_, 2007.

This Conveyance has Complied with Section 315.202

Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Permissive Tax \_\_\_\_\_

Exempt \_\_\_\_\_ Date 4-17-07

By R. Gerberry Deputy  
MICHAEL V. SCIORTINO  
MAHONING COUNTY AUDITOR

By \_\_\_\_\_  
Mahoning County Auditor

6. Units.

a. Unit Designation. Each of the Units added to the Condominium hereby is designated on the amendment to the Drawings filed simultaneously herewith, labeled "Fifth Amendment to the Drawings Springfield Ridge Condominium", by a Unit designation, which is a three or four digit number determined by the Declarant. A listing of the type and composition of all Units that may be in the Condominium is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof. The Unit designation of each Unit added hereby and of each Unit heretofore part of the Condominium is set forth on "Exhibit E" attached hereto.

b. Composition of Units. Each Unit added hereby consists of the space in the building designated on the amendment to the Drawings filed simultaneously herewith with that Unit's Unit designation, including and excluding, as appropriate, those same items as are described and defined in the description of Unit types on Exhibit D and in the Declaration. The type of each Unit is shown on Exhibit E. Floor plan layouts and elevation drawings for the Units and buildings added hereby are shown on the amendment to the Drawings filed simultaneously herewith.

c. Unit Locations. The location of each Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith, and is also shown on Exhibit B. Each Unit has direct access over Common Areas leading directly to Springfield Road, a public street.

7. Common and Limited Common Elements.

a. Common Elements. All of the additional property hereby added hereto, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the amendment to the Drawings filed herewith as a part of a Unit, are Common Elements.

b. Limited Common Elements. Those portions of the Common Elements that are labeled or designated "Limited Common Elements" on the Drawings or as so described herein are Limited Common Elements consisting of the parking space or spaces in front of that Unit's garage, a mailbox, and in the case of Units without an attached screened veranda, a partially fenced patio area and the improvements within that area (except those items defined as being part of a Unit and utility lines that serve another Unit) and in the case of Units with an attached screened veranda, a yard area and the improvements within that area (except those items defined as being part of a Unit and utility lines that serve another Unit). Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designed or designated to serve.

c. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on the attached Exhibit E, and, in each case, is based on each Unit having an equal par value of one (1.00) and thus resulting in each Unit having an equal undivided interest. All Units added also have equal par values of one (1.00), and thus have an equal undivided interest. This exhibit supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Areas shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Areas. Further, the undivided interest of a Unit in the Common Areas shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this amendment to the Declaration adding additional property to the Condominium Property:

a. the added portion shall thereafter 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 been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein 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;

b. the owner or owners of the added portion shall thereupon become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

c. 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 like force and effect.

(continued next page)

9. Exhibits. All exhibits attached hereto are hereby made a part hereof as if fully set forth herein.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27<sup>th</sup> day of March, 2007.

SPRINGFIELD RIDGE COMMUNITIES,  
an Ohio corporation

By D. Scott Owen  
D. Scott Owen, President

STATE OF OHIO  
COUNTY OF MAHONING, SS:

This instrument was acknowledged before me by D. Scott Owen, the president of Springfield Ridge Communities, an Ohio corporation, on their behalf, this 27 day of MARCH 2007, 2007.

Mary McCabe  
Notary Public

MARY McCABE,  
Notary Public, State of Ohio  
My Commission Expires  
August 8, 2008

EXHIBIT A

FIFTH AMENDMENT  
DECLARATION OF CONDOMINIUM  
SPRINGFIELD RIDGE CONDOMINIUM

Legal Description, Property Added  
(1.753 acres)

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LEGAL DESCRIPTIONS

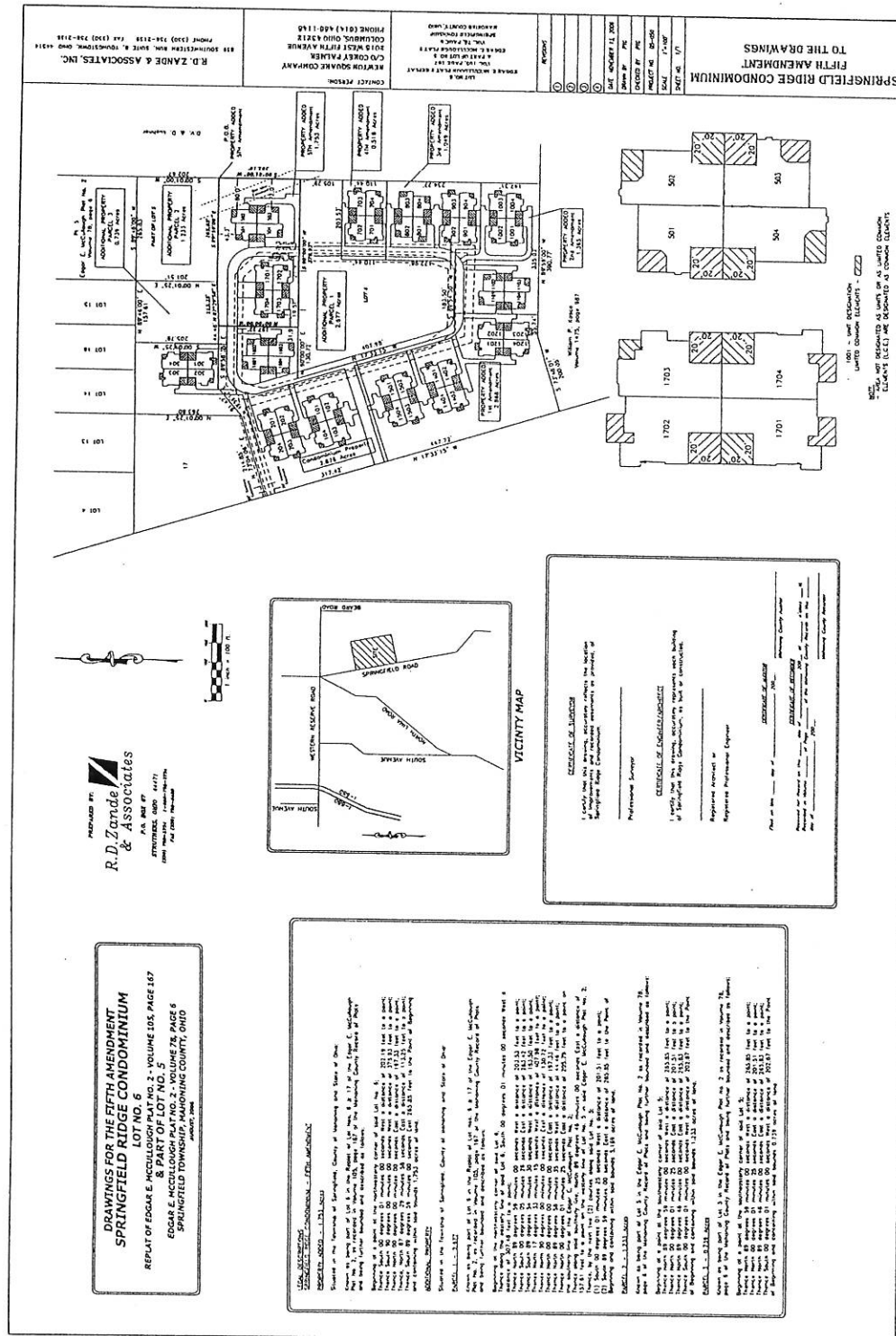
SPRINGFIELD RIDGE CONDOMINIUM - FIFTH AMENDMENT

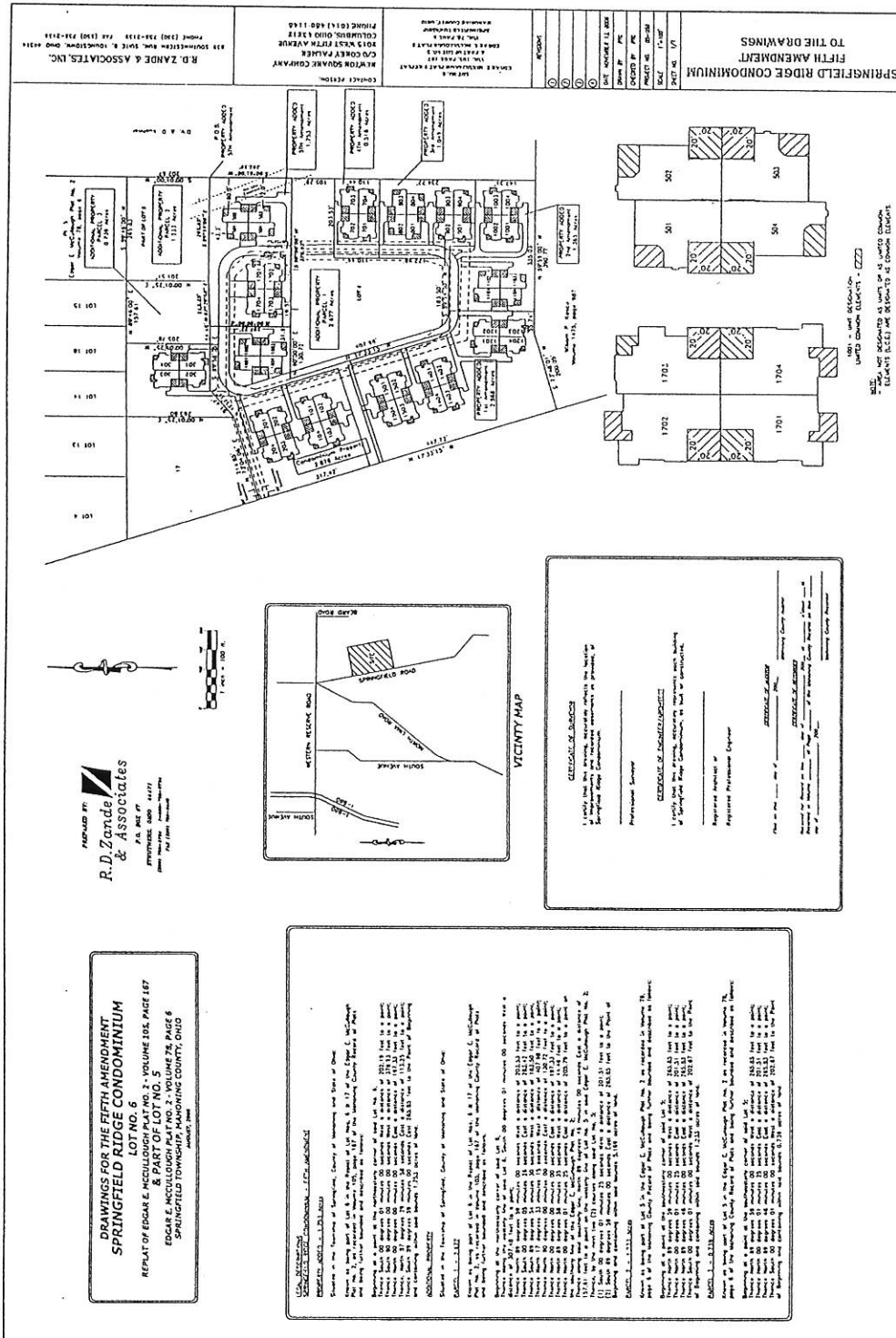
PROPERTY ADDED - 1.753 Acres

Situated in the Township of Springfield, County of Mahoning and State of Ohio:

Known as being part of Lot 6 in the Replot of Lot Nos. 6 & 17 of the Edgar E. McCullough Plat No. 2, as recorded in Volume 105, page 167 of the Mahoning County Record of Plats and being further bounded and described as follows:

Beginning at a point at the northeasterly corner of said Lot No. 6;  
Thence South 00 degrees 01 minutes 00 seconds West a distance of 202.19 feet to a point;  
Thence South 90 degrees 00 minutes 00 seconds West a distance of 378.93 feet to a point;  
Thence North 00 degrees 00 minutes 00 seconds East a distance of 197.33 feet to a point;  
Thence, North 87 degrees 29 minutes 58 seconds East a distance of 113.25 feet to a point;  
Thence South 89 degrees 59 minutes 00 seconds East 265.85 feet to the Point of Beginning  
and containing within said bounds 1.753 acres of land.





## EXHIBIT D

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Unit Types and Par ValuesType

- V (Classic Villa). Contains a kitchen, laundry room, living/dining room, two baths, two baths, two bedrooms or a bedroom and a den, and a 2-car garage, all at ground level.
- CH (Classic Chateau). Contains same rooms as a Classic Villa except that it has one and one-half baths at the first floor level, and a partial second floor level with a bedroom and a full bath, and a 2-car garage.
- A (Cathedral Abbey). Contains a kitchen, living room, dining room, two baths, two bedrooms,, a screened veranda\* or porch, and a 2-car garage, all at ground level.
- CAN (Cathedral Canterbury). Same as Cathedral Abbey except it has a third bedroom at ground level.

\* The veranda can be finished as a room becoming the Elite Series.

\*\* Options for the Cathedral Collection include a cement outdoor patio added adjacent to the front door entrance surrounded by a privacy fence. This is in addition to the Elite Series.

Unit Sizes

<u>Type</u>	<u>Approximate Gross Interior Square Feet</u>	<u>Living Space</u>	<u>With Elite Series</u>	<u>Garage</u>	<u>Par Value</u>
V	1,746	1,292	N/A	454	1.00
CH	2,415	1,961	N/A	454	1.00
A	2,035	1,386	1,585	450	1.00
CAN	2,179	1,541	1,729	450	1.00

Each Unit will have a fireplace and its own gas furnace and hot water heater. We have also reserved the right, from time to time, to rearrange or redesign rooms.

## EXHIBIT E

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SPRINGFIELD RIDGE CONDOMINIUMUnit InformationI. EXISTING UNITS:

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Par Value</u>	<u>Undivided Interest</u>
101	CAN <sup>(1)</sup>	1.00	1/56th
102	A	1.00	1/56th
103	CAN	1.00	1/56th
104	A	1.00	1/56th
201	CAN <sup>(1)</sup>	1.00	1/56th
202	A	1.00	1/56th
203	CAN	1.00	1/56th
204	A	1.00	1/56th
1601	V	1.00	1/56th
1602	CH	1.00	1/56th
1603	V	1.00	1/56th
1604	CH	1.00	1/56th
1201	CAN <sup>(1)</sup>	1.00	1/56th
1202	A <sup>(1)</sup>	1.00	1/56th
1203	CAN <sup>(1)</sup>	1.00	1/56th
1204	A <sup>(1)</sup>	1.00	1/56th
1401	CAN <sup>(1)</sup>	1.00	1/56th
1402	A <sup>(1)</sup>	1.00	1/56th
1403	CAN <sup>(1)</sup>	1.00	1/56th
1404	A <sup>(1)</sup>	1.00	1/56th
1501	CAN <sup>(1)</sup>	1.00	1/56th
1502	A <sup>(1)</sup>	1.00	1/56th
1503	CAN <sup>(1)</sup>	1.00	1/56th
1504	A <sup>(1)</sup>	1.00	1/56th
1001	CAN <sup>(1)</sup>	1.00	1/56th
1002	A <sup>(1)</sup>	1.00	1/56th
1003	CAN <sup>(1)</sup>	1.00	1/56th
1004	CAN <sup>(1)</sup>	1.00	1/56th
1101	CH	1.00	1/56th
1102	V	1.00	1/56th
1103	CH	1.00	1/56th
1104	V	1.00	1/56th
301	CAN <sup>(1)</sup>	1.00	1/56th
302	A <sup>(1)</sup>	1.00	1/56th
303	CAN <sup>(1)</sup>	1.00	1/56th
304	A <sup>(1)</sup>	1.00	1/56th
801	CH	1.00	1/56th
802	V	1.00	1/56th
803	CH	1.00	1/56th
804	V	1.00	1/56th
901	CAN <sup>(1)</sup>	1.00	1/56th
902	A <sup>(1)</sup>	1.00	1/56th
903	CAN <sup>(1)</sup>	1.00	1/56th
904	CAN <sup>(1)</sup>	1.00	1/56th
701	CAN	1.00	1/56th
702	A	1.00	1/56th
703	CAN	1.00	1/56th
704	A	1.00	1/56th



EXHIBIT E (Continued)

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Unit Information

II. UNITS ADDED HEREBY:

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Par Value</u>	<u>Undivided Interest</u>
501	CH	1.00	1/56th
502	V	1.00	1/56th
503	CH	1.00	1/56th
504	V	1.00	1/56th
1701	CAN	1.00	1/56th
1702	A	1.00	1/56th
1703	CAN	1.00	1/56th
1704	CAN	1.00	1/56th

TOTAL 56/56ths  
or 100%

(1) Unit with an optional exterior cement outdoor patio