DO NOT DETACH

Instrument Number: 201805170065919
Recorded Date: 05/17/2018 2:15:53 PM

Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

Return To (Box):
BROSIUS JOHNSON & GRIGGS

Box

Transaction Number: T20180030234
Document Type: DECLARATION
Document Page Count: 13

Submitted By (Walk-In):
BROSIUS JOHNSON & GRIGGS

Walk-In

First Grantor:	**First Grantee:**
MI HOMES OF CENTRAL OHIO LLC	PINNACLE CLUB OF GROVE CITY AMENDMENT

Fees:		**Instrument Number:** 201805170065919
Document Recording Fee:	$28.00	**Recorded Date:** 05/17/2018 2:15:53 PM
Additional Pages Fee:	$88.00	
Marginal Reference Fee:	$4.00	
Total Fees:	$120.00	
Amount Paid:	$120.00	
Amount Due:	$0.00	

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT
NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.
If an error on the cover page appears on our website after review please let our office know.
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

MAY 17 2018

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
M MWD

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

AMENDMENT
TO
DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR THE PINNACLE CLUB OF GROVE CITY

This Amendment to the Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City ("Pinnacle Club") is made on or as of the 17 day of May, 2018 (the "Amendment") by M/I Homes of Central Ohio, LLC, an Ohio limited liability company (the "Developer") with a mailing address of 3 Easton Oval, Columbus, Ohio 43219.

RECITALS

A. On October 22, 2004, Developer filed that certain Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 200410220245255; as supplemented by that certain First Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 200505030082714; as further supplemented by that certain Second Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 200602070024343; as further supplemented by that certain Third Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 200608010150113; as further supplemented by that certain Fourth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 200702070023451; as further supplemented by that certain Fifth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 200801250012226; as further supplemented by that certain Sixth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201005270065382; as further supplemented by that certain Seventh Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201008260110616; as further supplemented by that certain Eighth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201103210038458; as further supplemented by that certain Ninth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201112210166174; as further supplemented by that certain Tenth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201305140079492, as further supplemented by that certain Eleventh Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201402030014162, as further supplemented by that certain Twelfth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201610210144169, as further supplemented by that certain Thirteenth Supplemental Declaration of Covenants, Easements, Conditions and Restrictions for The Pinnacle Club of Grove City recorded as Instrument No. 201610210144170, all of record with the Office of the Recorder of Franklin County, Ohio (collectively, the "Declaration").

B. Pursuant to the provisions of Article XII, Section C of the Declaration, until the Turnover Date, the Developer may, in its sole and absolute discretion, unilaterally amend the Declaration at any time and from time to time, without the consent of any other Owners, and, as of the date of the recording of this Amendment with the Office of the Recorder of Franklin County, Ohio, the Turnover Date has not occurred.

C. Developer desires, by the recording of this Amendment, to amend, clarify and confirm various provisions of the Declaration as set forth in this instrument.

AMENDMENT

NOW THEREFORE, pursuant to the powers reserved to the Developer by the Declaration, Developer hereby amends, clarifies and confirms the provisions of the Declaration as hereinafter described, as follows:

1. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration, and amended hereby.

2. For purposes of clarification and summation, the provisions of the Declaration or any amendment or supplement thereto to the contrary notwithstanding, the following shall constitute a summary of the Developed Lots, and their respective Lot type designation, and Condominium Units within The Pinnacle Club of Grove City:

(a) "Carriage Home Lots" – all of the Lots as described in Exhibit A attached hereto and hereby made a part hereof and including those Carriage Home Lots identified thereon as being a sub-category of Carriage Home Lots known as "Links Carriage Home Lots".

(b) "Cottage Home Lots" – all of the Lots as described in Exhibit B attached hereto and hereby made a part hereof.

(c) "Estate Lots" – all of the Lots as described in Exhibit C attached hereto and hereby made a part hereof.

(d) "Townhome Lots" – all of the Lots as described in Exhibit D attached hereto and hereby made a part hereof.

(e) "Village Lots" – all of the Lots as described in Exhibit E attached hereto and hereby made a part hereof.

(f) "Woods Lots" – all of the Lots as described in Exhibit F attached hereto and hereby made a part hereof.

(g) "Condominium Unit" – all condominium units within the condominiums communities identified in Exhibit G attached hereto and hereby made a part hereof.

3. The definition of "Common Expenses" as set forth in Article II, Section H of the Declaration is hereby amended and replaced in its entirety with the following:

> ""Common Expenses" – all expenses incurred by the Association in connection with its ownership, lease and/or maintenance of the Common Property, maintenance of property other than Common Property as provided herein, real estate taxes and assessments, if any, attributable to the Common Property, utilities for the Common Property or consumed in furtherance of the Association's duties and obligations and conducting its affairs and generally discharging the duties and obligations imposed upon it by this Declaration or assumed by it pursuant to authorization granted by this Declaration, including, but not limited to, funds to be used in direct connection with and expended on activities and events that are, in the Board's sole and absolute discretion, open to The Pinnacle Club at Grove City and beneficial to the health, welfare and/or harmony of The Pinnacle Club at Grove City, the Owners and occupants thereof, and the Association, as well as supplies and materials used or purchased directly in connection with said activities and events, provided that, in no event shall the Board allocate and expend annually more than two percent (2%) of the Association's total annual operating budget in connection with the aforementioned activities or events."

4. Article IV, Section T of the Declaration is hereby deleted and superseded in its entirety and replaced with the following:

> "T. Fencing. The Design Review Board and the Estate Design Review Board, if applicable, shall have the authority to establish standards according to which fencing

and walls may be permitted within their respective areas of authority of The Pinnacle Club of Grove City. Said authority shall include the power to prohibit fencing or walls, or both, entirely, to prohibit or require fencing or walls of certain types, and to prohibit or require fencing or walls of certain types (or entirely) in certain areas. All fencing and walls shall meet any applicable requirements (if any) in Section V below, and shall conform to the standards set forth by the Design Review Board, and must be approved by the Design Review Board in writing prior to the installation thereof. However, fencing in conformity with the specifications set forth on Exhibit D to the Declaration shall be permitted provided the proposed location of any such fencing is approved by the Design Review Board.

Notwithstanding the foregoing, a privacy fence, not exceeding six feet (6') above grade, may, with the prior written approval of the Design Review Board, be constructed next to or otherwise adjacent to an approved patio and/or deck constructed on a Village Lot for the purpose of enclosing or otherwise screening said patio and/or deck from view. The materials and styles for said privacy fences shall be consistent with the standards set forth by the Design Review Board.

No fencing of any type (other than invisible fencing used to contain pets) will be permitted between the residence constructed on any Lot and the Golf Course Land, except that fencing required to enclose swimming pool areas may be used, provided that the type and location of such fencing is approved in writing by the Design Review Board or the Estate Design Review Board, if applicable.

Nothing contained herein shall be interpreted or construed to permit the use of approved fencing materials to accomplish a purpose or use otherwise prohibited hereunder and in no event shall chain link or similar metal or wire fencing be permitted."

5. Article V, Section D of the Declaration is hereby superseded in its entirety and amended and replaced with the following:

"D. Improvements by Developer. Notwithstanding any of the foregoing to the contrary, both before and after the Turnover Date, all Improvements, including, but not limited to residential dwellings, residential developments and landscaping, located within The Pinnacle Club of Grove City, as constructed by Developer, or a Developer approved builder or contractor (including the builder and/or developer of any Woods Lot), or its affiliates, successors, assigns, partners, members or shareholders, shall be deemed to comply in all respects with the requirements of the Design Review Board and the Estate Design Review Board, if applicable, and separate and/or prior approval thereof by the Design Review Board and/or the Estate Design Review Board is not required."

6. Article V, Section E of the Declaration is hereby amended to include the following:

"From and after the date upon which a certificate of occupancy is issued to the last Estate Lot or the date upon which Pinnacle Development Company of Grove City, Ltd. conveys the last Estate Lot to a bona fide purchaser, whichever occurs second, the Estate Design Review Board shall be disbanded and of no further force and effect, and the Estate Lots shall fall under the jurisdiction of the Design Review Board. The Design Review Board shall have the exclusive authority to determine the architectural standards governing the construction, modification, addition, or alteration of Improvements upon the Estate Lots, and exercise its authority pursuant to the provisions of the Declaration, over the Estate Lots, and the Owners of the Estate Lots shall comply with and/or cause his/her Lot to comply with the standards promulgated by the Design Review Board, and otherwise comply with the provisions of Article V of the Declaration."

7. Article VIII, Section B of the Declaration is hereby superseded in its entirety and amended and replaced with the following:

"B. Governance. The Association shall be governed by the Board. Prior to the date that Developer elects to transfer control of the Association to the Lot Owners (the

"Turnover Date"), the members of the Board shall be appointed by Developer, or Developer may elect to act as the Board, or it may appoint a managing agent to act as the Board on its behalf. No Members, other than Developer, shall have voting rights in Association matters until the Turnover Date. The transfer of control on the Turnover Date shall take place at a meeting which shall occur within six months of the end of the year in which the Developer ceases to own and least one (1) Lot in The Pinnacle Club of Grove City or such earlier time as Developer determines in its sole and absolute discretion to transfer control of the Association to the Owners. Voting and all other matters regarding the governance and operation of the Association following the Turnover Date shall be as set forth in the Association Documents."

8. Article IX, Section A of the Declaration is hereby deleted and superseded in its entirety and replaced with the following:

"A. Common Property. Developer may, from time to time, both before and after the Turnover Date, at Developer's option, convey to the Association for the use and benefit of the Association and the Members, real or personal property, or any interest therein. The Association shall accept title to any interest in any real or personal property transferred to it by Developer. In addition, the Association shall accept title to any interest in any real or personal property transferred to it, and/or accept the responsibility to maintain any real or personal property, as outlined or otherwise required pursuant to any duly recorded Plat or as otherwise required pursuant to zoning or other applicable governmental rules and regulations whether such property is transferred to the Association prior to or after the Turnover Date. The Association, subject to the rights of the Owners set forth in this Declaration and the Association Documents, shall be responsible for the exclusive management and control of the Common Property and all improvements thereon, and shall keep it in good, clean, attractive and sanitary condition, order and repair, in accordance with the terms and conditions of this Declaration and any amendments thereto. Developer and Association shall each have the right to grant easements to third parties over, across, under and/or through the Common Property, including but not limited to easements for the construction, extension and/or expansion of utilities and conservation easements, all as Developer and/or the Association may be legally obligated or voluntarily disposed to grant. Regardless of whether Developer expressly conveys or assigns entry feature maintenance responsibilities to the Association, and irrespective of whether Exhibit E to the Declaration discloses the reservation of one or more easements over the entry(ies) to The Pinnacle Club of Grove City, the Association shall have the continuing right to maintain, modify and/or improve any and all entry features constructed by the Developer, and for such purpose all relevant easements that may be deemed necessary at any time for the Association's performance of work on or around the entry features are hereby deemed granted to the Association."

9. The first paragraph of Article X, Section D of the Declaration is hereby deleted and superseded in its entirety and replaced with the following:

"D. Annual Assessments. The Board shall estimate the Common Expenses and the expenses, if any, it expects the Association to incur for the maintenance, operation and management of the Association (which may include amounts, if any, for a Reserve Fund – as may be determined by the Board), and shall assess sufficient Annual Assessments to meet this estimate. All Developed Lots and Condominium Units shall be assessed for an Annual Assessment at a uniform rate; provided, however, that the Board shall have the discretion to allocate the Common Expenses relating to lawn mowing, lawn care and landscape maintenance, maintenance of private streets (as described in Section XI(A)(ii), (iii) and (iv) hereof) and/or any other maintenance benefitting a specific category or sub-category or Lot type, on a non-uniform basis between the Carriage Home Lots, Townhome Lots, Cottage Home Lots, and Village Lots and any sub-category of those Lot types."

In the case of conflict between this Amendment and the Declaration or any amendment duly recorded prior to this Amendment, the terms of this Amendment shall control. Any term or provision of the Declaration not amended by this Amendment shall remain the same and in full force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed this Amendment to the Declaration this 17th day of May, 2018.

M/I HOMES OF CENTRAL OHIO, LLC
an Ohio limited liability company

By: Timothy C. Hall, Jr., Area President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was acknowledged and executed before me by Timothy C. Hall Jr., Area President of M/I Homes of Central Ohio, LLC, an Ohio limited liability company, on behalf of said limited liability company this 17th day of May, 2018.

Notary Public

NOTARIAL SEAL STATE OF OHIO

DARLENE W. SMITH
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 25, 2019

This instrument prepared by Calvin T. Johnson, Attorney at Law, Brosius, Johnson & Griggs, LLC, 1600 Dublin Road, Suite 100, Columbus, Ohio 43215.

Y:\L&B Docs\Dec of Covenants\Pinnacle (Transition).docx

EXHIBIT A

CARRIAGE HOME LOTS

Lots 191 through 227, both inclusive, Lots 240 through 253, both inclusive, and Lots 270 through 283, both inclusive of Pinnacle Club Section 2 Phase 1, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200501120007647 (Plat Book 105, Page 93 et seq.);

Lots 309 through 318, both inclusive, and 331 through 379, both inclusive, of Pinnacle Club Section 2 Phase 2, as the same are delineated upon the recorded plat thereof, of record as Instrument No. 200510200220960 (Plat Book 107, Page 92 et seq.);

Lots 674 through 756, both inclusive, of Pinnacle Club Section 2 Phase 3, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200612120246696 (Plat Book 110, Page 34 et seq.);

Lots 872 through 892, both inclusive, of The Pinnacle Club Section 2, Phase 7, A Subdivision of Acreage and a Re-Subdivision of Reserve "PP" of The Pinnacle Club Plat Section 2, Phase 6, as the same are identified and delineated upon the recorded plat thereof, of record as instrument No. 201309040149286 (Plat Book 116, Page 30 et seq.);

Lots 908 through 966, both inclusive, of The Pinnacle Club Section 2, Phase 8, A Subdivision of Acreage and A Re-Subdivision of Reserve "RR" and "SS" of the Pinnacle Club Plat Section 2, Phase 7, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201408140106001 (Plat Book 118, Page 3 et seq.);

Lots 979 through 1014, both inclusive, of The Pinnacle Club Section 2, Phase 9, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201607200093517 (Plat Book 120, Page 094 et seq.);

Lot 566 of Pinnacle Club Section 6, Part 1, as the same is identified and delineated upon the recorded plat thereof, of record as Instrument No. 201006110072830 (Plat Book 113, Page 43 et seq.);

Lots 600 through 609, both inclusive, and Lot 626 of Pinnacle Club Section 6, Part 3, Phase A, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201101120007199 (Plat Book 114, Page 3 et seq.) and said identified Lots also being a subcategory known as a Links Carriage Home Lot;

Lots 610 through 618, both inclusive, of Pinnacle Club Section 6 Part 3 Phase B, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201212130191707 (Plat Book 115, Page 54 et seq.) and said identified Lots also being a subcategory known as a Links Carriage Home Lot;

Lots 625, 627 and 628 of Pinnacle Club Section 6 Part 4, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201303050036231 (Plat Book 115, Page 65 et seq.) and said identified Lots also being a subcategory known as a Links Carriage Home Lot, all records of the Recorder of Franklin County, Ohio, and

any Lot designated as a Carriage Home Lot in any amendment or supplement to the Declaration.

EXHIBIT B

COTTAGE HOME LOTS

Lots 757 through 772, both inclusive, of Pinnacle Club Section 2 Phase 1, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200501120007647 (Plat Book 105, Page 93 et seq.), records of the Recorder of Franklin County, Ohio, and any Lot designated as a Cottage Home Lot in any amendment or supplement to the Declaration.

EXHIBIT C

ESTATE LOTS

Lots 382 through 403, both inclusive, and Lots 427 through 439, both inclusive, of Pinnacle Club Section 3, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200605260102223 (Plat Book 109, Page 26 et seq.);

Lot 884 of the Resubdivision of All of Lots 404 to 426 and All of Reserve "AA" of Pinnacle Club Section 3, as the same is identified and delineated upon the recorded plat thereof, of record as Instrument No. 201208300127976 (Plat Book 115, Page 30 et seq.);

Lots 440 through 452, both inclusive, of Pinnacle Club Section 4, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200605260102226 (Plat Book 109, Page 30 et seq.); and

Lots 453 through 516, both inclusive, of Pinnacle Club Section 5, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200605260102231 (Plat Book 109, Page 32), records of the Recorder of Franklin County, Ohio, and any Lot designated as a Estate Lot in any amendment or supplement to the Declaration.

EXHIBIT D

TOWNHOME LOTS

Lots 169 through 180, both inclusive, and Lots 187 through 190, both inclusive, and Lots 228 through 239, both inclusive, of Pinnacle Club Section 2 Phase 1, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200501120007647 (Plat Book 105, Page 93); and

Lots 284 through 297, both inclusive, of Pinnacle Club Section 2 Phase 2, as the same are delineated upon the recorded plat thereof, of record as Instrument No. 200510200220960 (Plat Book 107, Page 92 et seq.), all records of the Recorder of Franklin County, Ohio, and any lot designated as a Townhome Lot in any amendment or supplement to the Declaration.

EXHIBIT E

VILLAGE LOTS

Lots 1 through 79, both inclusive, of Pinnacle Club Section 1 Phase 1, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200411230267670 (Plat Book 105, Page 62 et seq.);

Lots 80 through 168, both inclusive, of Pinnacle Club Section 1 Phase 2, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200509150191760 (Plat Book 107, Page 64 et seq.);

Lots 254 through 269, both inclusive, of Pinnacle Club Section 2 Phase 1, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200501120007647 (Plat Book 105, Page 93);

Lots 298 through 308, both inclusive, of Pinnacle Club Section 2 Phase 2, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200510200220960 (Plat Book 107, Page 92 et seq.);

Lots 657 through 673, both inclusive, of Pinnacle Club Section 2 Phase 3, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 200612120246696 (Plat Book 110, Page 34 et seq.);

Lots 773 through 811, both inclusive, of The Pinnacle Club Plat Section 2 Phase 4, A Subdivision of Acreage and The Resubdivision of Reserve "F", Pinnacle Club, Section 2, Phase 1, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201004280051342 (Plat Book 113, Page 25 et seq.);

Lots 812 through 840, both inclusive, of The Pinnacle Club Plat Section 2, Phase 5, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201004280051348 (Plat Book 113, Page 27 et seq.);

Lots 841 through 871, both inclusive, of The Pinnacle Club Plat Section 2, Phase 6, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201304010053150 (Plat Book 115, Page 71 et seq.);

Lots 893 through 895, both inclusive, of The Pinnacle Club Section 2, Phase 7, A Subdivision of Acreage and a Resubdivision of Reserve "PP" of the Pinnacle Club Plat Section 2, Phase 6 as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201309040149286 (Plat Book 116, Page 30 et seq.);

Lots 896 through 907, both inclusive, and 967 through 978, both inclusive, of The Pinnacle Club Section 2, Phase 8, A Subdivision of Acreage and a Re-Subdiviison of Reserve "RR" and "SS" of the Pinnacle Club Plat Section 2, Phase 7, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201408140106001 (Plat Book 118, Page 3 et seq.);

Lots 1015 through 1022, both inclusive, of The Pinnacle Club Section 2, Phase 9, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201607200093517 (Plat Book 120, Page 094 et seq.);

Lots 1034 through 1042, both inclusive, of The Pinnacle Club Section 2 Phase 9, Part A, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201610190143054 (Plat Book 121, Page 43 et seq.);

Lots 841 through 884, both inclusive, of the Resubdivision of All of Lots 404 to 426 and All of Reserve "AA" of Pinnacle Club Section 3, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201208300127976 (Plat Book 115, Page 030 et seq.);

Lots 517 through 565, both inclusive, of Pinnacle Club Section 6 Part 1, as the same is identified and delineated upon the recorded plat thereof, of record as Instrument No. 201006110072830 (Plat Book 113, Page 43 et seq.);

Lots 567 through 594, both inclusive, in Pinnacle Club Section 6 Part 2, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201112090161059 (Plat Book 114, Page 88 et seq.);

Lots 595 through 599, both inclusive, and Lots 619 through 624, both inclusive, of Pinnacle Club Section 6 Part 3 Phase B, as the same is identified and delineated upon the recorded plat thereof, of record as Instrument No. 201212130191707 (Plat Book 115, Page 54 et seq.); and

Lots 629 through 654, both inclusive, of Pinnacle Club Section 6 Part 4, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201303050036231 (Plat Book 115, Page 65 et seq.), all records of the Recorder of Franklin County, Ohio, and any Lot designated as a Village Lot in any amendment or supplement to the Declaration.

EXHIBIT F

WOODS LOTS

Lots 1 through 52, both inclusive, of The Woods at Pinnacle, as the same are identified and delineated upon the recorded plat thereof, of record as Instrument No. 201607140090482 (Plat Book 120, Page 085 et seq.), records of the Recorder of Franklin County, Ohio, and any Lot designated as a Woods Lot in any amendment or supplement to the Declaration.

EXHIBIT G

CONDOMINIUM UNITS

Any and all duly created Condominium Unit described, and/or delineated within the following condominiums:

The Cottages at Pinnacle Condominium, created by the filing of the Declaration and Bylaws Creating and Establishing a Plan for Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio for The Cottages at Pinnacle Condominium Community, of record as Instrument No. 200701160008387, and The Drawings for The Cottages at Pinnacle Condominium, of record as Instrument No. 200701160008392 (Condo Plat Book 180 Page 93, et. seq.), all of the records of the Franklin County Recorder, Franklin County, Ohio, and all amendments thereto;

The Courtyards at Pinnacle Club Condominium, created by the filing of the Declaration and Bylaws Creating and Establishing a Plan for Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio for The Courtyards at Pinnacle Club Condominium, of record as Instrument No. 201306100095181, and The Drawings for The Courtyards at Pinnacle Club Condominium, of record as Instrument No. 201306100095196 (Condo Plat Book 233 Page 18, et. seq.), all of the records of the Franklin County Recorder, Franklin County, Ohio, and all amendments thereto;

The Mews at Pinnacle Club Condominium, created by the filing of the Declaration and Bylaws Creating and Establishing a Plan for Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio for The Mews at Pinnacle Club Condominium, of record as Instrument No. 200707300132305, and the Drawings for The Mews at Pinnacle Club Condominium, of record as Instrument No. 200707300132306 (Condo Plat Book 190 Page 25, et. seq.), all of the records of the Franklin County Recorder, Franklin County, Ohio, and all amendments thereto; and

The Pinnacle Golf Club Condominium, created by the filing of the Declaration and Bylaws Creating and Establishing a Plan for Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio for Pinnacle Golf Club Condominium, of record as Instrument No. 201507060089933, and the Drawings for Pinnacle Golf Club Condominium, of Record as Instrument No. 201507060089935 (Condo Plat Book 245 Page 33, et. seq.), all of records of the Franklin County Recorder, Franklin County, Ohio, and all amendments thereto, and any Condominium unit developed or created upon a Condominium Parcel.