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# SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF STEEPLECHASE GARDENS CONDOMINIUM

This second amendment to the Declaration of STEEPLECHASE GARDENS CONDOMINIUM is made on or as of the 18th day of October, 1989.

## Recitals

A. Steeplechase Gardens 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 Condominium of Steeplechase Gardens Condominium ("the Declaration"), recorded in Official Record Volume 13234, at page A01, as amended, and the Drawings thereto, recorded in Condominium Plat Book No. 43, at page 76. All recording references herein are to the records of the Recorder of Franklin County, Ohio.

B. Pursuant to the provisions of Article XVII of the Declaration, and the provisions of the Condominium Act, the undersigned, Peter H. McCann, d.b.a. The Gentry Company ("the Declarant"), desires by this amendment to add a portion of the additional property to the Condominium, which additional property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

## Declaration

NOW THEREFORE, Declarant, the sole owner of the property hereinafter described to be added to the Condominium, hereby declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, and hereby amends the Declaration 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. The legal description of the portion of the property added hereby to the Condominium Property,

(continued next page)

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CERTIFICATE OF AUDITOR

A copy of this Second Amendment to the Declaration for Steeplechase Gardens Condominium, together with the First Amendment to the Drawings attached thereto, were filed with this office on Oct 24th, 1989.

Palmer C. McNeal
Franklin County Auditor

By _____ Deputy Auditor

TRANSFERRED
OCT 24 1989
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

TIME 3:50P M
RECORDED FRANKLIN CO., OHIO

OCT 24 1989

JOSEPH W. TESTA, RECORDER
RECORDER'S FEE $ 203.80

FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO 45 PAGE 10 thru 17

consisting of 12.05 acres, is described in the attachment hereto, marked "Exhibit A", and hereby made a part hereof.

A sketch drawing showing the location of the property added hereby, and its relationship to the property already a part of the Condominium, is attached hereto, marked "Exhibit B", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Steeplechase Gardens 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 nineteen (19) residential buildings, ten buildings containing four dwelling units each, and nine buildings containing six dwelling units each, and containing, in all, ninety four (94) dwelling units, and expanding the Condominium to include a total of one hundred twenty-four (124) dwelling units. The buildings are of wood frame construction, on concrete slabs, with brick and stucco veneer sidings, over plywood sheathing, and with asphalt shingle roofs. Each dwelling unit has a contiguous private rear patio area and a front stoop on part of a front porch. Also on the additional property added hereby are green and landscaped areas, and private streets and parking areas. Improvements on the property added hereby 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 Designation. Each of the Units added to the Condominium hereby is designated on the amendment to the Drawings filed simultaneously herewith, and attached hereto (although the same may be detached herefrom upon filing by the Franklin County Recorder and filed in separate records), labeled "First Amendment to Condominium Drawings for Steeplechase Gardens Condominium", by a Unit designation, which is a letter of the alphabet and a three digit number corresponding with the numerical portion of the street address of that Unit. A listing of the proper Unit designations of the Units added hereby (and the proper Unit designations of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit C", and hereby made a part hereof. The Unit designation of each Unit added hereby is also shown on the sketch drawing of the property added hereby which is attached hereto, marked "Exhibit D", and hereby made a part hereof.

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 by that Unit's Unit designation, including and excluding, as appropriate, those same items as are described and defined in the description of Units in the Declaration. The type of each Unit is listed on the attached Exhibit C, and shown on the attached Exhibit D. The composition of each type of Unit is set forth on Exhibit C. The location and composition of each Unit are also 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 the sketch drawing attached as Exhibit D. Each Unit has direct access over Common Areas leading directly to Avenue "A", a public street.

7. Common and Limited Common Areas.

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

b. Limited Common Areas. Those portions of the Common Areas that are added hereby that are labeled or designated "limited common areas" on the amendment to the Drawings filed herewith are Limited Common Areas. These Limited Common Areas consist, in the case of each Unit, of a rear patio area contiguous to the Unit, and a front stoop or part of a front porch. In each case, a Limited Common Area is reserved for the exclusive use of the Unit or Units which those improvements are designed or designated to serve.

c. Undivided Interests. The undivided interest in the Common Areas of each Unit in the Condominium, as expanded hereby, and as thereby allocated and re-allocated, are as designated on the attached Exhibit C, and, in each case, is based on a par value which has been assigned to each type of Unit, as shown on Exhibit C, and as is provided by the Declaration. 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 in the Common Areas of a Unit 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 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 and bind 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.

IN WITNESS WHEREOF, Declarant, and Declarant's spouse, who has joined herein solely for the purpose of subjecting her dower interest in the property added hereby to the provisions hereof, have executed this instrument this 18th day of October, 1989.

Signed and acknowledged by both in the presence of:

Peter H. McCann
d.b.a. The Gentry Company

Gail McCann

STATE OF OHIO
COUNTY OF FRANKL. . SS:

This instrument was acknowledged before me by Peter H. McCann, d.b.a. The Gentry Company, and Gail McCann, his spouse, this 18th day of October, 1989.

Notary Public

TERESA A. HEDGES
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES JAN. 1, 1993

This instrument prepared by Richard L. Loveland, attorney at law, 50 West Broad Street, Columbus, Ohio 43215.

EXHIBIT A

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM

Legal Description, Property Added
(12.05 Acres)

Situated in the State of Ohio, County of Franklin, Townships of Hamilton and Madison and being a part of the northwest quarter of the northwest quarter of Section 6, Township 10, Range 21 of the Congress Lands, and being part of a tract of land conveyed to Peter H. McCann dba The Gentry Company, as recorded in Official Record 7368 F 12, Franklin County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a mine spike found in the centerline of State Route 317 at the northwest corner of a 4.04 acre tract of land a part of Steeplechase Gardens Condominium , as recorded in Official Record 13234 A01, said mine spike also being S 89° 52' 01" W, 659.05 feet from Franklin County Monument 9929;

Thence, leaving said centerline and running with said Steeplechase Gardens Condominium lands the following six (6) consecutive courses:

1) S 00° 07' 59" E, 176.99 feet, passing a 5/8 inch IP&C found at 50.00 feet in the southerly right-of-way of said State Route 317, to a 5/8 inch IP&C found;

2) S 45° 36' 33" E, 94.98 feet to a chiseled "X" in sidewalk found;

3) S 00° 33' 30" E, 72.74 feet to a mine spike found;

4) N 89° 26' 30" E, 361.93 feet passing a P.K.nail found at 210.25 feet to a chiseled "X" in sidewalk found;

5) N 72° 37' 54" E, 182.10 feet to a 5/8 inch IP&C found;

6) N 79° 11' 56" E, 59.50 feet passing the Hamilton-Madison Township line at 57.07 feet to a 5/8 inch IP&C found;

Thence, S 44° 44' 30" E, 14.29 feet to a 5/8 inch IP&C found;

Thence, N 89° 25' 44" E, 167.46 feet to a 5/8 inch IP&C found on the easterly line of said Peter H. McCann tract;

Thence, running with said Peter H. McCann lands, the following five (5) courses:

1) S 00° 33' 16" E, 375.98 feet to a punch hole in concrete found;

2) N 89° 26' 44" E, 40.00 feet to a punch hole in concrete found;

3) S 00° 33' 16" E, 6.50 feet to a 5/8 inch IP&C found;

4) S 89° 26' 44" W, 181.00 feet to a 5/8 inch IP&C found;

5) S 00° 33' 16" E, 69.02 feet to a 5/8 inch IP&C set;

EXHIBIT A
SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM
Legal Description, Property Added
(12.05 Acres)
October 24, 1989


Thence, running within said Peter H. McCann lands, the following three (3) consecutive courses:

1) S 89° 20' 32" W, 867.91 feet passing the Hamilton-Madison Township line at 40.06 feet to a 5/8 inch IP&C set;

2) N 14° 57' 41" W, 411.82 feet to a mine spike set;

3) N 00° 42' 04" W, 319.94 feet, passing a 5/8 inch IP&C set on the southerly right-of-way of said State Route 317 at 269.94 feet to a mine spike set in said centerline of said State Route 317;

Thence, N 89° 52' 01" E, 274.05 feet with the centerline of said State Route 317 to the point of beginning and containing 10.40 acres more or less in Hamilton Township and 1.65 acres more or less in Madison Township, for a combined area of 12.05 acres more or less.

Bearings based on centerline State Route 317 as shown on State of Ohio right-of-way plans dated 1942.

I hereby certify that the above description, subject to any streets, highways, alleys, right-of-ways, easements, and/or conditions of record, is correct, based on an actual survey performed by, or under the supervision of William L. Willis, Ohio Registered Surveyor #7168, the fourth day of October, 1989.

STATE OF OHIO
JOHN
J.
SAUER
7119
REGISTERED
PROFESSIONAL SURVEYOR

JOHN J. SAUER
Registered Suveyor #7119

CENTRAL SURVEYING CO., LTD.
7563 East Main Street
Reynoldsburg, Ohio 43068

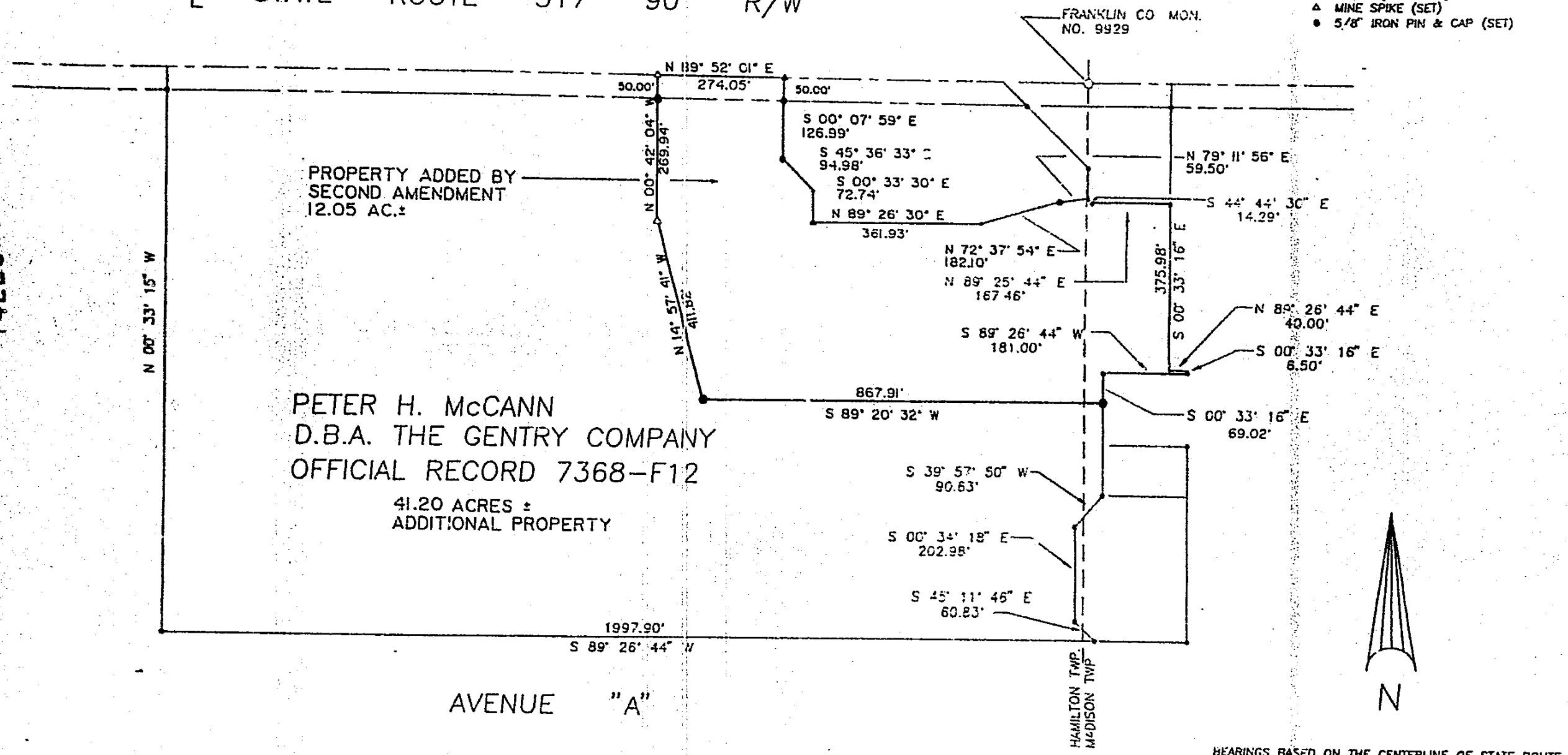
Last transfer: OR 7388F12 (Part)

Tax Parcel No.: 150-2542-4

Declarant's Mailing Address:

TheGentry Company
P.O. Box 416
Groveport, Ohio 43125

EXHIBIT B
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM
Plot Plan, Entire Tract




LEGEND
- O 6" CONC. REF. MONUMENT (FOUND)
- ● 5/8" IRON PIN AND CAP (FOUND)
- ▲ MINE SPIKE (FOUND)
- • OTHER (AS LISTED)
- △ MINE SPIKE (SET)
- ● 5/8" IRON PIN & CAP (SET)

BEARINGS BASED ON THE CENTERLINE OF STATE ROUTE 317 (FORMERLY STATE ROUTE 665) AS SHOWN ON RIGHT-OF-WAY PLANS OF SAID ROAD, DATED 1942.

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14225A08

EXHIBIT C

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM

Unit Information

I. CONDOMINIUM PROPERTY

| Unit Designation | Building Number | Unit Address | Unit Type | Par Value | Undivided Interests |
|---|---|---|---|---|---|
| B141 | 10 | 141 Buckeye Circle | 4L | 0.954 | 0.775 |
| B143 | 10 | 143 Buckeye Circle | 3L | 0.954 | 0.775 |
| B145 | 10 | 145 Buckeye Circle | 6L | 1.034 | 0.839 |
| B147 | 10 | 147 Buckeye Circle | 6L | 1.034 | 0.839 |
| B149 | 9 | 149 Buckeye Circle | 4L | 0.954 | 0.775 |
| B151 | 9 | 151 Buckeye Circle | 10L | 1.034 | 0.839 |
| B153 | 9 | 153 Buckeye Circle | 10L | 1.034 | 0.839 |
| B155 | 9 | 155 Buckeye Circle | 4L | 0.954 | 0.775 |
| B157 | 8 | 157 Buckeye Circle | 6L | 1.034 | 0.839 |
| B159 | 8 | 159 Buckeye Circle | 6L | 1.034 | 0.839 |
| B161 | 8 | 161 Buckeye Circle | 1L | 0.954 | 0.775 |
| B163 | 8 | 163 Buckeye Circle | 1L | 0.954 | 0.775 |
| B165 | 8 | 165 Buckeye Circle | 6L | 1.034 | 0.839 |
| B167 | 8 | 167 Buckeye Circle | 6L | 1.034 | 0.839 |
| B169 | 7 | 169 Buckeye Circle | 6L | 1.034 | 0.839 |
| B171 | 7 | 171 Buckeye Circle | 6L | 1.034 | 0.839 |
| B173 | 7 | 173 Buckeye Circle | 1L | 0.954 | 0.775 |
| B175 | 7 | 175 Buckeye Circle | 1L | 0.954 | 0.775 |
| B177 | 7 | 177 Buckeye Circle | 6L | 1.034 | 0.839 |
| B179 | 7 | 179 Buckeye Circle | 6L | 1.034 | 0.839 |
| B181 | 6 | 181 Buckeye Circle | 4L | 0.954 | 0.775 |
| B183 | 6 | 183 Buckeye Circle | 10L | 1.034 | 0.839 |
| B185 | 6 | 185 Buckeye Circle | 10L | 1.034 | 0.839 |
| B187 | 6 | 187 Buckeye Circle | 4L | 0.954 | 0.775 |
| B189 | 5 | 189 Buckeye Circle | 0L | 0.884 | 0.718 |
| B191 | 5 | 191 Buckeye Circle | 5L | 0.954 | 0.776 |
| B193 | 5 | 193 Buckeye Circle | 12L | 1.034 | 0.839 |
| B195 | 5 | 195 Buckeye Circle | 12L | 1.034 | 0.839 |
| B197 | 5 | 197 Buckeye Circle | 5L | 0.954 | 0.776 |
| B199 | 5 | 199 Buckeye Circle | 0L | 0.884 | 0.718 |

II. PROPERTY ADDED HEREBY:

| Unit Designation | Building Number | Unit Address | Unit Type | Par Value | Undivided Interests |
|---|---|---|---|---|---|
| B101 | 14 | 101 Buckeye Circle | 1L | 0.954 | 0.775 |
| B103 | 14 | 103 Buckeye Circle | 1L | 0.954 | 0.775 |
| B105 | 14 | 105 Buckeye Circle | 6L | 1.034 | 0.839 |
| B107 | 14 | 107 Buckeye Circle | 6L | 1.034 | 0.839 |
| B109 | 14 | 109 Buckeye Circle | 1L | 0.954 | 0.775 |
| B111 | 14 | 111 Buckeye Circle | 1L | 0.954 | 0.775 |
| B113 | 13 | 113 Buckeye Circle | 4L | 0.954 | 0.775 |
| B115 | 13 | 115 Buckeye Circle | 3L | 0.954 | 0.775 |
| B117 | 13 | 117 Buckeye Circle | 3L | 0.954 | 0.775 |
| B119 | 13 | 119 Buckeye Circle | 3L | 0.954 | 0.775 |
| B121 | 13 | 121 Buckeye Circle | 3L | 0.954 | 0.775 |
| B123 | 13 | 123 Buckeye Circle | 4L | 0.954 | 0.775 |
| B125 | 12 | 125 Buckeye Circle | 6L | 1.034 | 0.839 |
| B127 | 12 | 127 Buckeye Circle | 6L | 1.034 | 0.839 |
| B129 | 12 | 129 Buckeye Circle | 3L | 0.954 | 0.775 |
| B131 | 12 | 131 Buckeye Circle | 4L | 0.954 | 0.775 |

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EXHIBIT C

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM

Unit Information

II. PROPERTY ADDED HEREBY:

| Unit Designation | Building Number | Unit Address | Unit Type | Par Value | Undivided Interests |
|---|---|---|---|---|---|
| B133 | 11 | 133 Buckeye Circle | 4L | 0.954 | 0.775 |
| B135 | 11 | 135 Buckeye Circle | 10L | 1.034 | 0.839 |
| B137 | 11 | 137 Buckeye Circle | 10L | 1.034 | 0.839 |
| B139 | 11 | 139 Buckeye Circle | 4L | 0.954 | 0.775 |
| B201 | 4 | 201 Buckeye Circle | 8L | 1.034 | 0.839 |
| B203 | 4 | 203 Buckeye Circle | 7L | 1.034 | 0.839 |
| B205 | 4 | 205 Buckeye Circle | 10L | 1.034 | 0.839 |
| B207 | 4 | 207 Buckeye Circle | 4L | 0.954 | 0.775 |
| B209 | 3 | 209 Buckeye Circle | 1L | 0.954 | 0.775 |
| B211 | 3 | 211 Buckeye Circle | 1L | 0.954 | 0.775 |
| B213 | 3 | 213 Buckeye Circle | 6L | 1.034 | 0.839 |
| B215 | 3 | 215 Buckeye Circle | 6L | 1.034 | 0.839 |
| B217 | 3 | 217 Buckeye Circle | 1L | 0.954 | 0.775 |
| B219 | 3 | 219 Buckeye Circle | 1L | 0.954 | 0.775 |
| B221 | 2 | 221 Buckeye Circle | 6L | 1.034 | 0.839 |
| B223 | 2 | 223 Buckeye Circle | 6L | 1.034 | 0.839 |
| B225 | 2 | 225 Buckeye Circle | 6L | 1.034 | 0.839 |
| B227 | 2 | 227 Buckeye Circle | 6L | 1.034 | 0.839 |
| 0001 | 1 | 1 Oak Street | 0L | 0.884 | 0.718 |
| 0003 | 1 | 3 Oak Street | 3L | 0.954 | 0.775 |
| 0005 | 1 | 5 Oak Street | 3L | 0.954 | 0.775 |
| 0007 | 1 | 7 Oak Street | 3L | 0.954 | 0.775 |
| 0009 | 1 | 9 Oak Street | 3L | 0.954 | 0.775 |
| 0011 | 1 | 11 Oak Street | 0L | 0.884 | 0.718 |
| 0002 | 48 | 2 Oak Street | 0L | 0.884 | 0.718 |
| 0004 | 48 | 4 Oak Street | 5L | 0.954 | 0.776 |
| 0006 | 48 | 6 Oak Street | 12L | 1.034 | 0.839 |
| 0008 | 48 | 8 Oak Street | 12L | 1.034 | 0.839 |
| 0010 | 48 | 10 Oak Street | 5L | 0.954 | 0.776 |
| 0012 | 48 | 12 Oak Street | 0L | 0.884 | 0.718 |
| B078 | 15 | 78 Buckeye Circle | 6L | 1.034 | 0.839 |
| B080 | 15 | 80 Buckeye Circle | 6L | 1.034 | 0.839 |
| B082 | 15 | 82 Buckeye Circle | 1L | 0.954 | 0.775 |
| B084 | 15 | 84 Buckeye Circle | 1L | 0.954 | 0.775 |
| B086 | 15 | 86 Buckeye Circle | 6L | 1.034 | 0.839 |
| B088 | 15 | 88 Buckeye Circle | 6L | 1.034 | 0.839 |
| B090 | 16 | 90 Buckeye Circle | 4L | 0.954 | 0.775 |
| B092 | 16 | 92 Buckeye Circle | 10L | 1.034 | 0.839 |
| B094 | 16 | 94 Buckeye Circle | 7L | 1.034 | 0.839 |
| B096 | 16 | 96 Buckeye Circle | 8L | 1.034 | 0.839 |
| B098 | 17 | 98 Buckeye Circle | 0L | 0.884 | 0.718 |
| B100 | 17 | 100 Buckeye Circle | 3L | 0.954 | 0.775 |
| B102 | 17 | 102 Buckeye Circle | 3L | 0.954 | 0.775 |
| B104 | 17 | 104 Buckeye Circle | 3L | 0.954 | 0.775 |
| B106 | 17 | 106 Buckeye Circle | 3L | 0.954 | 0.775 |
| B108 | 17 | 108 Buckeye Circle | 0L | 0.884 | 0.718 |
| B110 | 18 | 110 Buckeye Circle | 8L | 1.034 | 0.839 |
| B112 | 18 | 112 Buckeye Circle | 7L | 1.034 | 0.839 |
| B114 | 18 | 114 Buckeye Circle | 10L | 1.034 | 0.839 |
| B116 | 18 | 116 Buckeye Circle | 4L | 0.954 | 0.775 |
| B118 | 19 | 118 Buckeye Circle | 8L | 1.034 | 0.839 |
| B120 | 19 | 120 Buckeye Circle | 7L | 1.034 | 0.839 |
| B122 | 19 | 122 Buckeye Circle | 7L | 1.034 | 0.839 |
| B124 | 19 | 124 Buckeye Circle | 8L | 1.034 | 0.839 |

EXHIBIT C

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM

Unit Information

II. PROPERTY ADDED HEREBY:

| Unit Designation | Building Number | Unit Address | Unit Type | Par Value | Undivided Interests |
|---|---|---|---|---|---|
| B126 | 20 | 126 Buckeye Circle | 4L | 0.954 | 0.775 |
| B128 | 20 | 128 Buckeye Circle | 3L | 0.954 | 0.775 |
| B130 | 20 | 130 Buckeye Circle | 6L | 1.034 | 0.839 |
| B132 | 20 | 132 Buckeye Circle | 6L | 1.034 | 0.839 |
| B134 | 21 | 134 Buckeye Circle | 6L | 1.034 | 0.839 |
| B136 | 21 | 136 Buckeye Circle | 6L | 1.034 | 0.839 |
| B138 | 21 | 138 Buckeye Circle | 6L | 1.034 | 0.839 |
| B140 | 21 | 140 Buckeye Circle | 6L | 1.034 | 0.839 |
| B142 | 22 | 142 Buckeye Circle | 8L | 1.034 | 0.839 |
| B144 | 22 | 144 Buckeye Circle | 7L | 1.034 | 0.839 |
| B146 | 22 | 146 Buckeye Circle | 7L | 1.034 | 0.839 |
| B148 | 22 | 148 Buckeye Circle | 7L | 1.034 | 0.839 |
| B150 | 22 | 150 Buckeye Circle | 7L | 1.034 | 0.839 |
| B152 | 22 | 152 Buckeye Circle | 8L | 1.034 | 0.839 |
| B154 | 23 | 154 Buckeye Circle | 8L | 1.034 | 0.839 |
| B156 | 23 | 156 Buckeye Circle | 7L | 1.034 | 0.839 |
| B158 | 23 | 158 Buckeye Circle | 7L | 1.034 | 0.839 |
| B160 | 23 | 160 Buckeye Circle | 8L | 1.034 | 0.839 |
| B162 | 24 | 162 Buckeye Circle | 8L | 1.034 | 0.839 |
| B164 | 24 | 164 Buckeye Circle | 7L | 1.034 | 0.839 |
| B166 | 24 | 166 Buckeye Circle | 7L | 1.034 | 0.839 |
| B168 | 24 | 168 Buckeye Circle | 7L | 1.034 | 0.839 |
| B170 | 24 | 170 Buckeye Circle | 10L | 1.034 | 0.839 |
| B172 | 24 | 172 Buckeye Circle | 4L | 0.775 | 0.775 |
| | | | Total | | 100.000 % |

EXHIBIT C

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM

Unit Information

III. ALL PRESENT AND FUTURE UNITS

Unit Types

| Type | Gross Interior Square Feet | Number of Rooms * | Description |
|---|---|---|---|
| O | 590 | 5 | One story end Unit in |
| OL (One bedroom) | 650 | 5 | a six story building. |
| 1 | 940 | 9 | Two story townhouse. |
| 1L (Two bedrooms) | 1,030 | 9 | |
| 2 (Two bedrooms) | 840 | 7 | Two story townhouse |
| 3 | 880 | 7 | Two story townhouse |
| 3L (Two bedrooms) | 960 | 7 | |
| 4 | 880 | 7 | Two story townhouse |
| 4L (Two bedrooms) | 970 | 7 | |
| 5L (Two bedrooms) | 1,070 | 9 | Two story townhouse |
| 6 | 1,080 | 10 | Two story townhouse |
| 6L (Three bedrooms) | 1,170 | 10 | |
| 7 | 1,150 | 10 | Two story townhouse |
| 7L (Three bedrooms) | 1,190 | 10 | |
| 8 | 1,120 | 10 | Two story townhouse |
| 8L (Three bedrooms) | 1,200 | 10 | |
| 10 | 1,060 | 8 | Two story townhouse |
| 10L (Three bedrooms) | 1,160 | 8 | |
| 12L (Three bedrooms) | 1,210 | 9 9 | Two story townhouse |

* In determining number of rooms L-shaped combination living-dining rooms are counted as two, 1/2 baths, utility rooms and laundry rooms are each counted as one, and halls and closets are not counted as rooms.

EXHIBIT C

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM

Unit Information

Unit Types (Continued):

Each Unit has an outside patio area which is a Limited Common Area appurtenant to that Unit. Two and three bedroom Units have roofed front entrance porches in common with an adjoining Unit. Most Units have either a rear porch or a recessed entry. One bedroom bungalows have a front stoop.

Each Unit has an individual air conditioning compressor located at the rear, and each Unit has a wall mounted light adjacent to all entry doors.

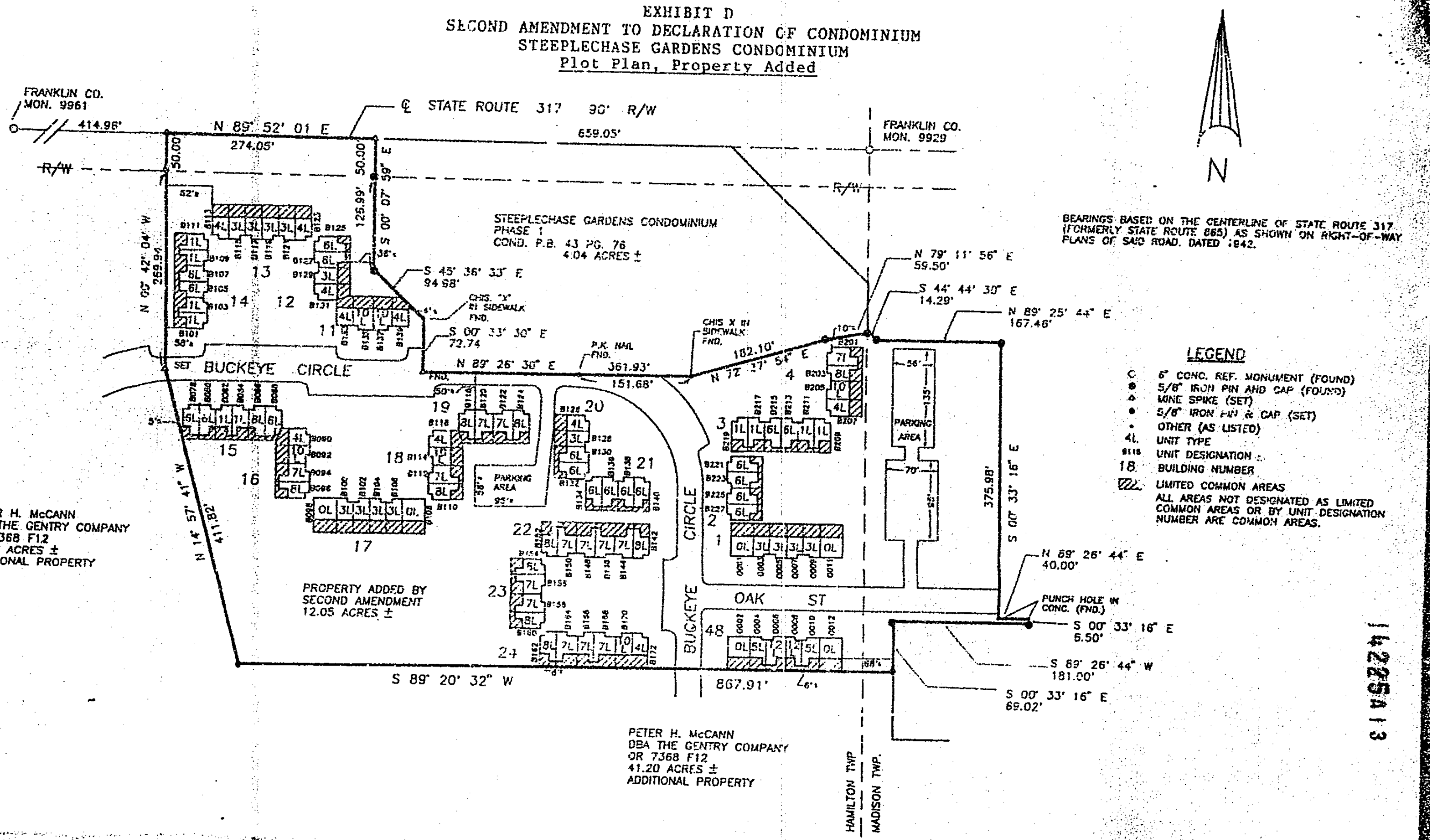
Each Unit is individually metered for gas, water, and electric, and each has new 100 Amp. electric service. Each Unit has central gas heat and air conditioning and heavy duty, 20 year rated gas hot water heaters.

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

Par Value by Type

| Unit Type | Par Value | Unit Type | Par Value |
|---|---|---|---|
| O | .884 | 6 | 1.034 |
| OL | .884 | 6L | 1.034 |
| 1 | .954 | 7 | 1.034 |
| 1L | .954 | 7L | 1.034 |
| 2 | .954 | 8 | 1.034 |
| 3 | .954 | 8L | 1.034 |
| 3L | .954 | 10 | 1.034 |
| 4 | .954 | 10L | 1.034 |
| 4L | .954 | 12L | 1.034 |
| 5L | .954 | | |

EXHIBIT D
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
STEEPLECHASE GARDENS CONDOMINIUM
Plot Plan, Property Added




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