29266F19

FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO. 65 PAGE 1-9

TIME 12 10 P.M.
RECORDED FRANKLIN CO., OHIO

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF TIMBERS EDGE CONDOMINIUM

JUN 9 1995

RICHARD E. METCALF RECORDER
RECORDER'S FEE $ 240 40

This second amendment to the Declaration of TIMBERS EDGE CONDOMINIUM is made on or as of this 2nd day of June, 1995.

079814

Recitals

A. Timbers Edge Condominium ("the 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 Timbers Edge Condominium ("the Declaration"), recorded in Official Record Volume 27813, at page H04, et seq., and the Drawings thereof ("the Drawings"), recorded in Condominium Plat Book 62, at page 43, both of 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 Declarant desires by this amendment to add 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 creator of the Condominium and 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, 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 2.611 acres, and being the balance of the additional property, is described in the attachment hereto, marked "Exhibit A", and hereby made a part hereof.

A sketch drawing showing the additional property added by this amendment is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Timbers Edge Condominium".

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Second Amendment to the Declaration for Timbers Edge Condominium, together with the Second Amendment to the Drawings attached thereto, were filed with this office on June 9, 1995.

Franklin County Auditor

TRANSFERRED
JUN 09 1995
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

By Thomas M. Lyons

5. Improvement Description. The Additional Property Added to the Condominium Property hereby contains five, four dwelling unit buildings, each garden style, making a total of twenty (20) dwelling units, and expanding the Condominium to include a total of sixty-four (64) dwelling units. The buildings are of traditional style architecture, and are single story, ranch type, although some Units have a partial second story. The buildings are of wood frame construction, on concrete slabs, with brick and wood siding, and with fiberglass shingle roofs. The principal materials of which these buildings are constructed are wood, glass, concrete, brick, fiberglass shingle, and drywall. The residential buildings are located as shown on the Second Amendment to the Drawings. Also on the additional property added hereby are fences, and drive, parking, walk and green and open areas. Appurtenant to each dwelling unit are a fenced-in patio, with a concrete pad, and an exterior parking area immediately in front of the garage serving that dwelling unit.

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 dwelling units added to the Condominium hereby (called a "Unit") is designated on the Second Amendment to the Drawings by a Unit designation, which is a four digit number corresponding with the present numerical portion of the street address of that Unit, and is shown on the Second Amendment to the Drawings where that Unit is located. A listing of proper Unit designations of the Units added hereby (and the proper Unit designations of all other Units in the Condominium) is set forth on "Exhibit D", attached hereto.

B. Composition of Units. Each Unit added hereby consists of the space in the building designated with that Unit's Unit designation on the Second Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Units in the Declaration. A description of each type of Unit is set forth on the attachment hereto marked "Exhibit E", and hereby made a part hereof. The type of each Unit added hereby (and of each other Unit) is also shown on Exhibit D.

C. Unit Locations. The location of each Unit added hereby is shown on the Second Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Areas leading directly to Federated Boulevard, 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 labeled or described herein or in the Second Amendment to the Drawings 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 Second Amendment to the Drawings are Limited Common Areas. These Limited Common Areas consist of a fenced-in patio with a concrete pad contiguous to and appurtenant to each Unit, and an exterior parking area immediately in front of the garage serving that Unit. 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 hereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on a par value, as shown on Exhibit E. 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, the undersigned has executed this instrument this 2nd day of June, 1995.

Signed and acknowledged
in the presence of:

Phyllis J Meyer

(Print Name) Phyllis J. Meyer

Heather L McElvey

(Print Name) Heather L McElvey

THE EPCON GROUP, INC., an Ohio corporation

By Edward A Bacome Vice President
(Name) (Title)

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was acknowledged before me by Edward A. Bacome, the Principal of The Epcon Group, Inc., an Ohio corporation, on behalf of that corporation, this 2nd day of June, 1995.

NOTARIAL SEAL
STATE OF OHIO

Phyllis J Meyer
Notary Public

Phyllis J. Meyer
NOTARY PUBLIC - STATE OF OHIO
Commission expires 8-28-95

n13043\condo\epcon6/1/95

95092201 May 26, 1995

EXHIBIT A
SECOND AMENDMENT
DECLARATION CONDOMINIUM
TIMBERS EDGE

LEGAL DESCRIPTION, PROPERTY ADDED
(2.611 Acres)

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 2, Range 19, United States Military Lands, containing 2.611 acres of land, more or less, said 2.611 acres being part of that 11.413 acre tract of land described in EXHIBIT A in the deed to The Epcon Group, of record in Official Record 26517A20, Recorder's Office, Franklin County, Ohio, said 2.611 acre area of land being more particularly described as follows:

Beginning for reference at the centerline intersection of Federated Boulevard and Bent Tree Boulevard as said intersection is shown and delineated on the recorded plat of Dedication of Federated Boulevard, of record in Plat Book 64, Pages 19 and 20, Recorder's Office, Franklin County, Ohio; thence N-49°14'51"W, with the centerline of said Federated Boulevard, a distance of 964.53 feet to a point, thence N-40°45'09"E, at right angles to said centerline, a distance of 40.00 feet to a 3/4-inch (I.D.) iron pipe found in the northeasterly right-of-way line of said Federated Boulevard at the true point of beginning;

Thence, from said true point of beginning, N-49°14'51"W, with the northeasterly right-of-way line of said Federated Boulevard, the same being a southwesterly line of said 11.413 acre tract of land, a distance of 128.28 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature;

Thence northwestwardly, with the northeasterly right-of-way line of said Federated Boulevard, and with a southwesterly line of said 11.413 acre tract, the same being the arc of a curve to the left having a radius of 840.00 feet, a central angle of 16°06'16" and a chord that bears N-57°14'59"W, a chord distance of 233.88 feet to a 3/4-inch (I.D.) iron pipe found;

Thence N-3°12'52"E, crossing said 11.413 acre tract, a distance of 167.31 feet to a 3/4-inch (I.D.) iron pipe found in the southerly boundary of Skyline Addition No. 4, the subdivision plat of same being of record in Plat Book 25, Page 29, Recorder's Office, Franklin County, Ohio, the same being in a northerly line of said 11.413 acre tract;

Thence S-86°47'08"E, with the southerly boundary of said Skyline Addition No. 4 and with a northerly line of said 11.413 acre tract, a distance of 332.66 feet to a 3/4-inch (I.D.) iron pipe found at the southeasterly corner of said Skyline Addition No. 4, the same being at the southwesterly corner of Skyline Addition No. 3, the subdivision plat of same being of record in Plat Book 24, Page 109, Recorder's Office, Franklin County, Ohio;

Thence S-86°45'13"E, with the southerly boundary of said Skyline Addition No. 3, and with a northerly line of said 11.413 acre tract, a distance of 137.59 feet to a 3/4-inch (I.D.) iron pipe found;

Thence southwardly and westwardly crossing said 11.413 acre tract, the following four (4) courses and distances:

1.) S-3°14'47"W, a distance of 153.17 feet to a 3/4-inch (I.D.) iron pipe found;

2.) N-86°45'13"W, a distance of 77.41 feet to a 3/4-inch (I.D.) iron pipe found;

95092201 May 26, 1995

EXHIBIT A SECOND AMENDMENT DECLARATION CONDOMINIUM TIMBERS EDGE
2.611 Acres (Cont'd)

3.) S-10°39'11"W, a distance of 73.24 feet to a 3/4-inch (I.D.) iron pipe found;

4.) S-33°15'52"W, a distance of 155.89 feet to the true point of beginning and containing 2.611 acres of land, more or less.

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

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. beginning in March of 1994 and extending through May of 1995.

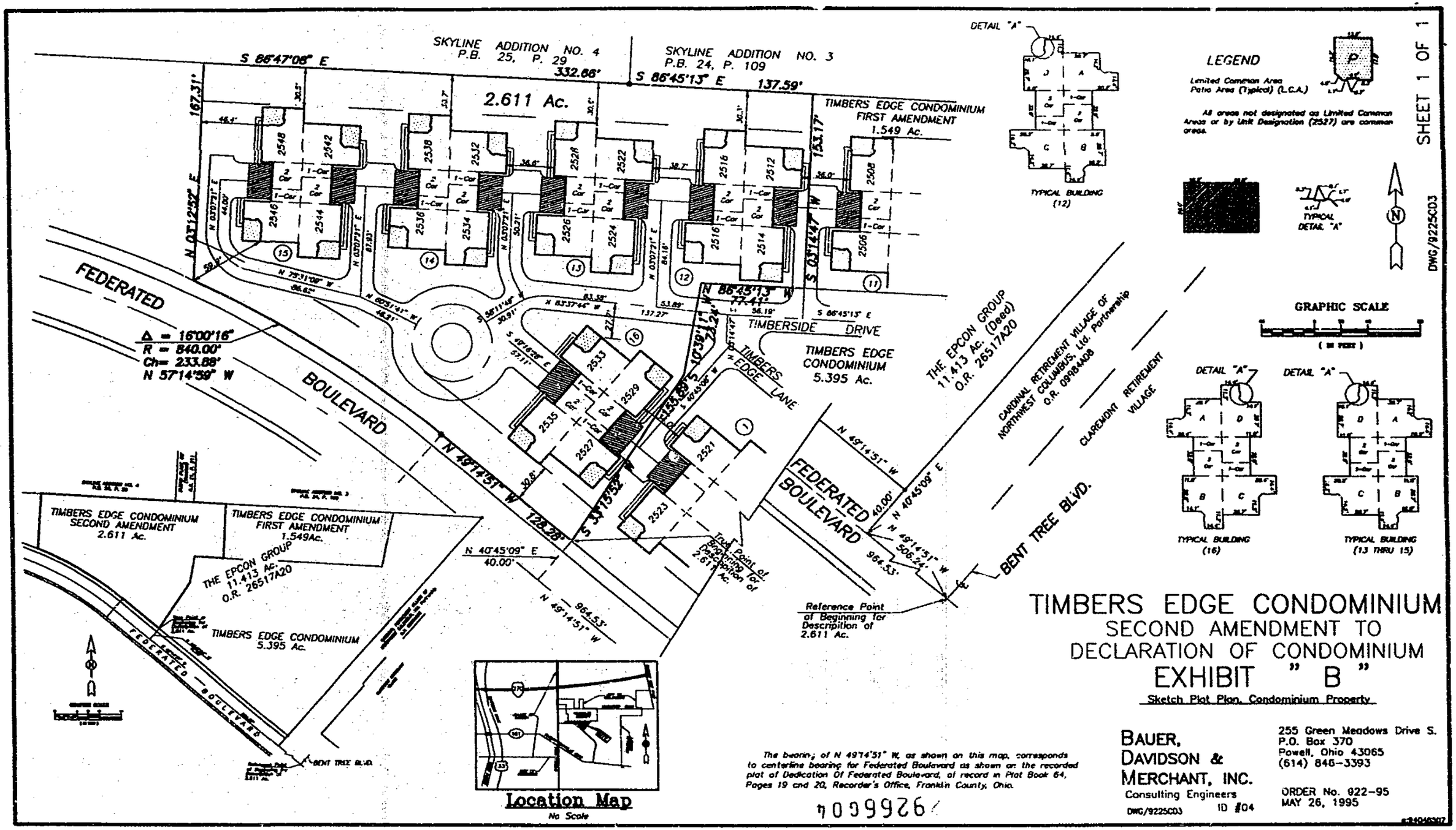
The bearings referred to in the hereinabove description are based on the bearing N-49°14'51"W for the centerline of Federated Boulevard as it is shown on said recorded plat of Dedication of Federated Boulevard, of record in Plat Book 64, Pages 19 and 20, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By _____
Gatis Erenpreiss
Professional Surveyor 5572

STATE OF OHIO
GATIS
ERENPREISS
5572
REGISTERED
SURVEYOR

Declarant's Mailing Address: The Epcon Group, Inc.
6277 Riverside Drive
Dublin, Ohio 43017



TIMBERS EDGE CONDOMINIUM
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
EXHIBIT " B "

Sketch Plat Plan, Condominium Property

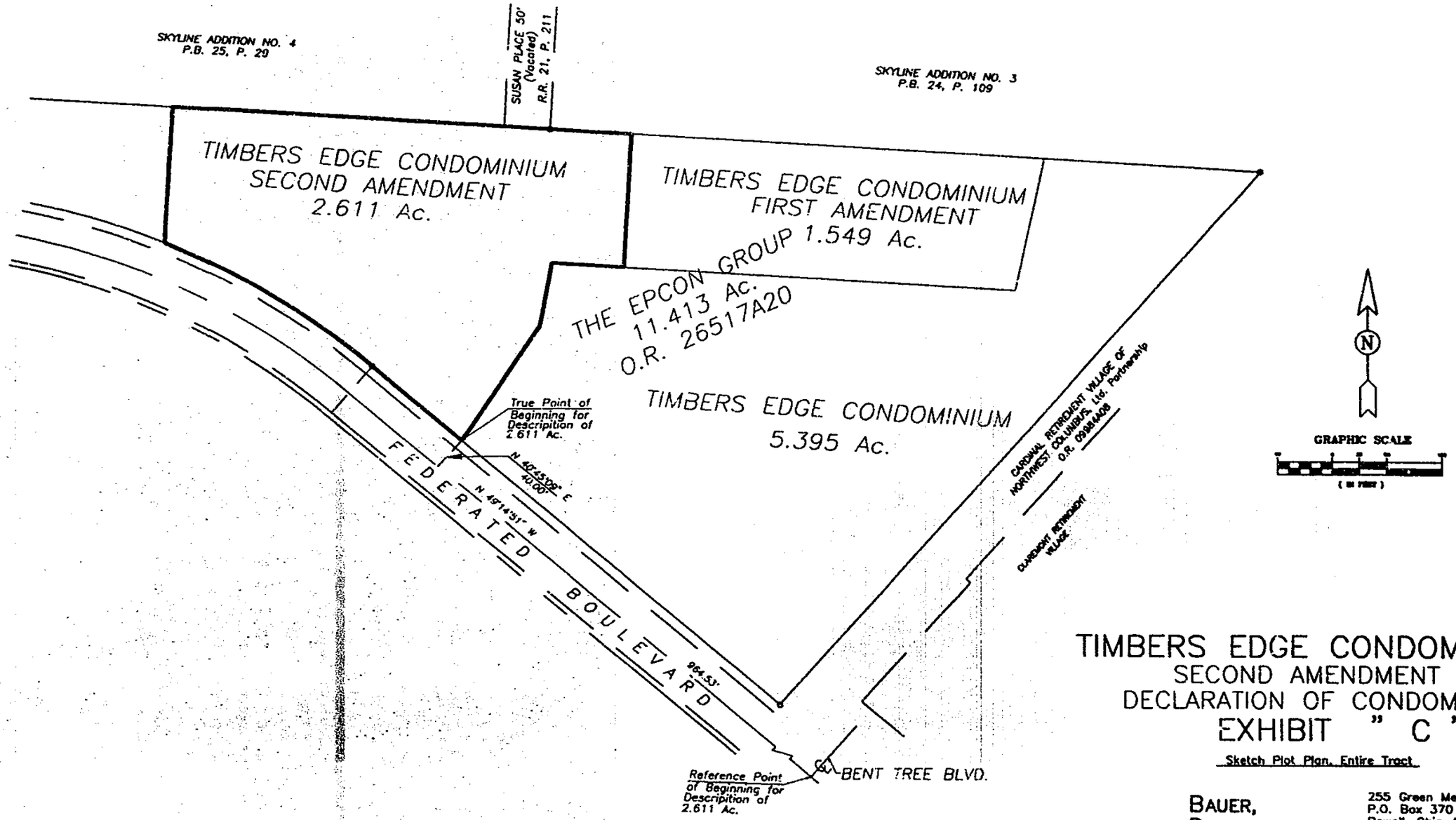
The bearing of N 49°14'51" W, as shown on this map, corresponds to centerline bearing for Federated Boulevard as shown on the recorded plat of Dedication Of Federated Boulevard, of record in Plat Book 64, Pages 19 and 20, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
DWG/9225C03 ID #04

255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

ORDER No. 922-95
MAY 26, 1995

199926



29266605

TIMBERS EDGE CONDOMINIUM
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
EXHIBIT " C "

Sketch Plot Plan, Entire Tract

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

DWG/SZ25C02 ID #04

ORDER No. 922-95
MAY 26, 1995

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EXHIBIT D

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
TIMBERS EDGE CONDOMINIUM

Unit Information

I. **EXISTING UNITS:**

Unit Designation	Building Number	Street Address	Unit Type	Par Value	Undivided Interest
2517	1	2517 Timbers Edge Lane	V-1C	1.000	1.5%
2519	1	2519 Timbers Edge Lane	C-2C	1.133	1.7
2521	1	2521 Timbers Edge Lane	V-1C	1.000	1.5
2523	1	2523 Timbers Edge Lane	C-2C	1.133	1.7
2493	2	2493 Timbers Edge Lane	V-1C	1.000	1.5
2495	2	2495 Timbers Edge Lane	V-2C	1.000	1.5
2497	2	2497 Timbers Edge Lane	V-1C	1.000	1.5
2499	2	2499 Timbers Edge Lane	V-2C	1.000	1.5
2481	3	2481 Timbers Edge Lane	C-2C	1.133	1.7
2483	3	2483 Timbers Edge Lane	V-1C	1.000	1.5
2485	3	2485 Timbers Edge Lane	C-2C	1.133	1.7
2487	3	2487 Timbers Edge Lane	V-1C	1.000	1.5
2471	4	2471 Timbers Edge Lane	V-2C	1.000	1.5
2473	4	2473 Timbers Edge Lane	V-1C	1.000	1.5
2475	4	2475 Timbers Edge Lane	V-2C	1.000	1.5
2477	4	2475 Timbers Edge Lane	V-1C	1.000	1.5
2461	5	2461 Timbers Edge Lane	C-2C	1.133	1.7
2463	5	2463 Timbers Edge Lane	V-1C	1.000	1.5
2465	5	2465 Timbers Edge Lane	C-2C	1.133	1.7
2467	5	2467 Timbers Edge Lane	V-1C	1.000	1.5
2441	6	2441 Timberside Drive	V-2C	1.000	1.5
2443	6	2443 Timberside Drive	V-1C	1.000	1.5
2455	6	2455 Timbers Edge Lane	V-2C	1.000	1.5
2457	6	2457 Timbers Edge Lane	V-1C	1.000	1.5
2462	7	2462 Timberside Drive	V-1C	1.000	1.5
2464	7	2464 Timberside Drive	C-2C	1.133	1.7
2466	7	2466 Timberside Drive	V-1C	1.000	1.5
2468	7	2468 Timberside Drive	C-2C	1.133	1.7
2472	8	2472 Timberside Drive	V-1C	1.000	1.5
2474	8	2474 Timberside Drive	C-2C	1.133	1.7
2476	8	2476 Timberside Drive	V-1C	1.000	1.5
2478	8	2478 Timberside Drive	C-2C	1.133	1.7
2482	9	2482 Timberside Drive	V-2C	1.000	1.5
2484	9	2484 Timberside Drive	V-1C	1.000	1.5
2486	9	2486 Timberside Drive	V-2C	1.000	1.5
2488	9	2488 Timberside Drive	V-1C	1.000	1.5
2492	10	2492 Timberside Drive	V-1C	1.000	1.5
2494	10	2494 Timberside Drive	C-2C	1.133	1.7
2496	10	2496 Timberside Drive	V-1C	1.000	1.5
2498	10	2498 Timberside Drive	C-2C	1.133	1.7
2502	11	2502 Timberside Drive	V-1C	1.000	1.5
2504	11	2504 Timberside Drive	C-2C	1.133	1.7
2506	11	2506 Timberside Drive	V-1C	1.000	1.5
2508	11	2508 Timberside Drive	C-2C	1.133	1.7

EXHIBIT D

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
TIMBERS EDGE CONDOMINIUM

Unit Information

II. **UNITS ADDED HEREBY:**

Unit Designation	Building Number	Street Address	Unit Type	Par Value	Undivided Interest
2512	12	2512 Timberside Drive	V-1C	1.000	1.5%
2514	12	2514 Timberside Drive	V-2C	1.000	1.5
2516	12	2516 Timberside Drive	V-1C	1.000	1.5
2518	12	2518 Timberside Drive	V-2C	1.000	1.5
2522	13	2522 Timberside Drive	V-1C	1.000	1.5
2524	13	2524 Timberside Drive	C-2C	1.133	1.7
2526	13	2526 Timberside Drive	V-1C	1.000	1.5
2528	13	2528 Timberside Drive	C-2C	1.133	1.7
2532	14	2532 Timbers Edge Lane	V-1C	1.000	1.5
2534	14	2534 Timbers Edge Lane	C-2C	1.133	1.7
2536	14	2536 Timbers Edge Lane	V-1C	1.000	1.5
2538	14	2538 Timbers Edge Lane	C-2C	1.133	1.7
2542	15	2542 Timberside Drive	V-1C	1.000	1.5
2544	15	2544 Timberside Drive	V-2C	1.000	1.5
2546	15	2546 Timberside Drive	V-1C	1.000	1.5
2548	15	2548 Timberside Drive	V-2C	1.000	1.5
2527	16	2527 Timbers Edge Lane	V-1C	1.000	1.5
2529	16	2529 Timbers Edge Lane	C-2C	1.133	1.7
2533	16	2533 Timberside Drive	V-1C	1.000	1.5
2535	16	2535 Timberside Drive	C-2C	1.133	1.7
				Total	100.0%

EXHIBIT E

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
TIMBERS EDGE CONDOMINIUM

Unit Types

Type	
V-1C	Contains a kitchen, living/dining room, two baths, two bedrooms or a bedroom and den and an attached one car garage, all at ground floor level, and contains approximately 1,318 gross interior square feet.
V-2C	Same as type V-1C, except garage is a two car garage, and contains approximately 1,506 gross interior square feet.
C-2C	Contains same rooms as type V-2C, except that it has one and one-half baths at the first floor level, and a partial second floor level with a bedroom or den and a full bath, and contains approximately 2,041 gross interior square feet.

Each Unit has a fireplace and its own gas furnace and hot water heater.

Par Values

Type	Par Value
V-1C	1.000
V-2C	1.000
C-2C	1.133