

AMENDMENT NO. 11 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Buildings 19 and 20 and related Common Areas)

This will certify that copies of this Amendment No. 11 to Declaration of Condominium Ownership with the Description, Unit Information Sheet, and Drawings attached thereto as Exhibits A, B, and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

April 15<sup>th</sup>, 2003

4064

Philip H. Leibolt

Philip H. Leibolt, County Auditor *JL*

Received for record April 15<sup>th</sup>, 2003 at 10:36 o'clock A m. Recorded April 15<sup>th</sup>, 2003 in Volume 327, Page 803-815, Ashland County, Ohio.

Barbara J. Harding

Barbara J. Harding  
County Recorder

Recorder's Fee: \$ 60.00

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.  
Baker & Hostetler LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

VOL 0327 PAGE 803

**AMENDMENT NO. 11 TO DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**WHEREAS**, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

**WHEREAS**, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the herein below described real estate having acquired the same from J & B Investment Co., Inc.; and is the Successor Developer under the Declaration; and

**WHEREAS**, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there are two (2) buildings consisting of an aggregate of six (6) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

**NOW, THEREFORE**, Successor Developer hereby declares:

**Article I. Legal Description of Additional Real Estate.**

A. The legal description of the real estate being added herein is attached as Exhibit

**Article II. General Description of the Buildings.**

The unit designation, layout, location, designation, approximate area, numbers of rooms, and dimensions of each unit and the layout, location, and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 11, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."



EXHIBIT B

AMENDMENT NO. 11 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 1-A		2	1.051	1.453%
Bldg. 1-B		2	1.051	1.453%
Bldg. 2-A		1	1.000	1.383%
Bldg. 2-B		1	1.000	1.383%
Bldg. 2-C		1	1.000	1.383%
Bldg. 2-D		1	1.000	1.383%
Bldg. 3-A		3	1.133	1.566%
Bldg. 3-B		1	1.000	1.383%
Bldg. 3-C		3	1.133	1.566%
Bldg. 3-D		1	1.000	1.383%
Bldg. 4-A		1	1.000	1.383%
Bldg. 4-B		1	1.000	1.383%
Bldg. 4-C		2	1.051	1.453%
Bldg. 4-D		2	1.051	1.453%
Bldg. 5-A		3	1.133	1.566%
Bldg. 5-B		3	1.133	1.566%
Bldg. 5-C		2	1.051	1.453%
Bldg. 5-D		2	1.051	1.453%
Bldg. 6-A		2	1.051	1.453%
Bldg. 6-B		1	1.000	1.383%
Bldg. 6-C		2	1.051	1.453%
Bldg. 6-D		1	1.000	1.383%
Bldg. 7-A		3	1.133	1.566%
Bldg. 7-B		1	1.000	1.383%
Bldg. 7-C		3	1.133	1.566%
Bldg. 7-D		1	1.000	1.383%
Bldg. 8-A		3	1.133	1.566%
Bldg. 8-B		3	1.133	1.566%
Bldg. 8-C		3	1.133	1.566%
Bldg. 8-D		3	1.133	1.566%
Bldg. 9-A		3	1.133	1.566%
Bldg. 9-B		3	1.133	1.566%
Bldg. 9-C		2	1.051	1.453%
Bldg. 9-D		2	1.051	1.453%
Bldg. 10-A		3	1.133	1.566%
Bldg. 10-B		3	1.133	1.566%
Bldg. 10-C		2	1.051	1.453%
Bldg. 10-D		2	1.051	1.453%
Bldg. 11-A		2	1.051	1.453%
Bldg. 11-B		2	1.051	1.453%
Bldg. 11-C		2	1.051	1.453%
Bldg. 11-D		2	1.051	1.453%

EXHIBIT B

AMENDMENT NO. 11 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 19-A		2	1.051	1.454%
Bldg. 19-B		2	1.051	1.454%
Bldg. 20-A		2	1.051	1.453%
Bldg. 20-B		2	1.051	1.453%
Bldg. 20-C		2	1.051	1.453%
Bldg. 20-D		2	1.051	1.453%
Bldg. 21-A		2	1.051	1.453%
Bldg. 21-B		2	1.051	1.453%
Bldg. 21-C		2	1.051	1.453%
Bldg. 21-D		2	1.051	1.453%
Bldg. 22-A		2	1.051	1.453%
Bldg. 22-B		2	1.051	1.453%
Bldg. 22-C		2	1.051	1.453%
Bldg. 22-D		2	1.051	1.453%
Bldg. 23-A		3	1.133	1.566%
Bldg. 23-B		3	1.133	1.566%
Bldg. 23-C		2	1.051	1.453%
Bldg. 23-D		2	1.051	1.453%
Bldg. 24-A		2	1.051	1.453%
Bldg. 24-B		2	1.051	1.453%
Bldg. 25-A		3	1.133	1.566%
Bldg. 25-B		3	1.133	1.566%
Bldg. 25-C		2	1.051	1.453%
Bldg. 25-D		2	1.051	1.453%
Bldg. 26-A		2	1.051	1.453%
Bldg. 26-B		2	1.051	1.453%
<b>TOTAL:</b>			<b>72.332</b>	<b>100.000%</b>

**EXHIBIT "A"**

**AMENDMENT NO. 11**

**DESCRIPTION OF PARCEL  
FOR  
THE MEADOWS AT PHEASANT RUN**

April 9, 2003

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning for reference at a 1" inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with said centerline and with the east line of the Northwest Quarter of Section No. 21, a distance of 88.77 feet to a railroad spike found; thence, N 86°10'08" W, a distance of 210.18 feet to a railroad spike found; thence, N 16°57'21" W, a distance of 95.33 feet to a railroad spike found in the north line of the Northwest Quarter of Section No. 21; thence, N 86°05'11" W with said line, a distance of 95.00 feet to a 1/2" iron rod found; thence, S 3°55'27" W, a distance of 169.78 feet to a 1/2" iron rod set; thence, N 86°05'11" W, a distance of 127.78 feet to a 1/2" iron rod set and the TRUE POINT OF BEGINNING for this description;

thence, S 3°55'27" W, a distance of 285.20 feet to a 1/2" iron rod set;

thence, N 86°10'00" W, a distance of 132.50 feet to a 1/2" iron rod found;

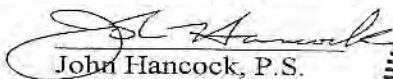
thence, N 3°50'00" E, a distance of 322.70 feet to a 1/2" iron rod found;

thence, S 86°05'11" E, a distance of 133.01 feet to a 1/2" iron rod found;

thence, S 3°55'27" W, a distance of 37.31 feet to the point of beginning, containing 0.9832 acres of land, more or less, subject to easements of record.

Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.

  
John Hancock, P.S.



VOLO 3 2 7 PAGE 0 8 0 8

# AMENDMENT NO. 11 - EXHIBIT "C"

## THE MEADOWS AT PHEASANT RUN

### PHASE 7

CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA  
0.9832 AC. = 42,828 SF

**UNIT AREAS (FIRST FLOOR)**

BUILDING NO. 19  
UNIT A 1,580 SF  
UNIT B 1,892 SF  
3,272 SF

**LIMITED COMMON AREA**

BUILDING NO. 19  
UNIT A 832 SF  
UNIT B 713 SF  
1,545 SF

**BUILDING NO. 20**

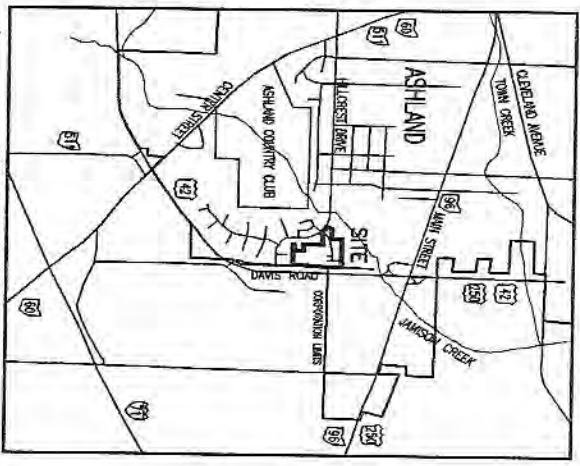
UNIT A 1,759 SF  
UNIT B 1,647 SF  
UNIT C 1,647 SF  
UNIT D 1,759 SF  
6,812 SF

**BUILDING NO. 20**

UNIT A 477 SF  
UNIT B 565 SF  
UNIT C 555 SF  
UNIT D 449 SF  
2,046 SF

**COMMON AREA**

TOTAL LOT AREA 42,828 SF  
BUILDING AREA BUILDING NO. 19 -3,272 SF  
BUILDING AREA BUILDING NO. 20 -6,812 SF  
LIMITED COMMON AREA BUILDING NO. 19 -1,545 SF  
LIMITED COMMON AREA BUILDING NO. 20 -2,046 SF  
NET ADDITIONAL COMMON AREA THIS AMENDMENT 29,153 SF



LOCATION MAP  
(NO SCALE)



*Mark W. Ruby*  
MARK W. RUBY  
REGISTERED ARCHITECT NO. 9199  
DATE: 4/14/03



*John Hancock*  
JOHN HANCOCK  
REGISTERED SURVEYOR NO. 68918  
DATE: APRIL 8, 2003

**DESCRIPTION**  
SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

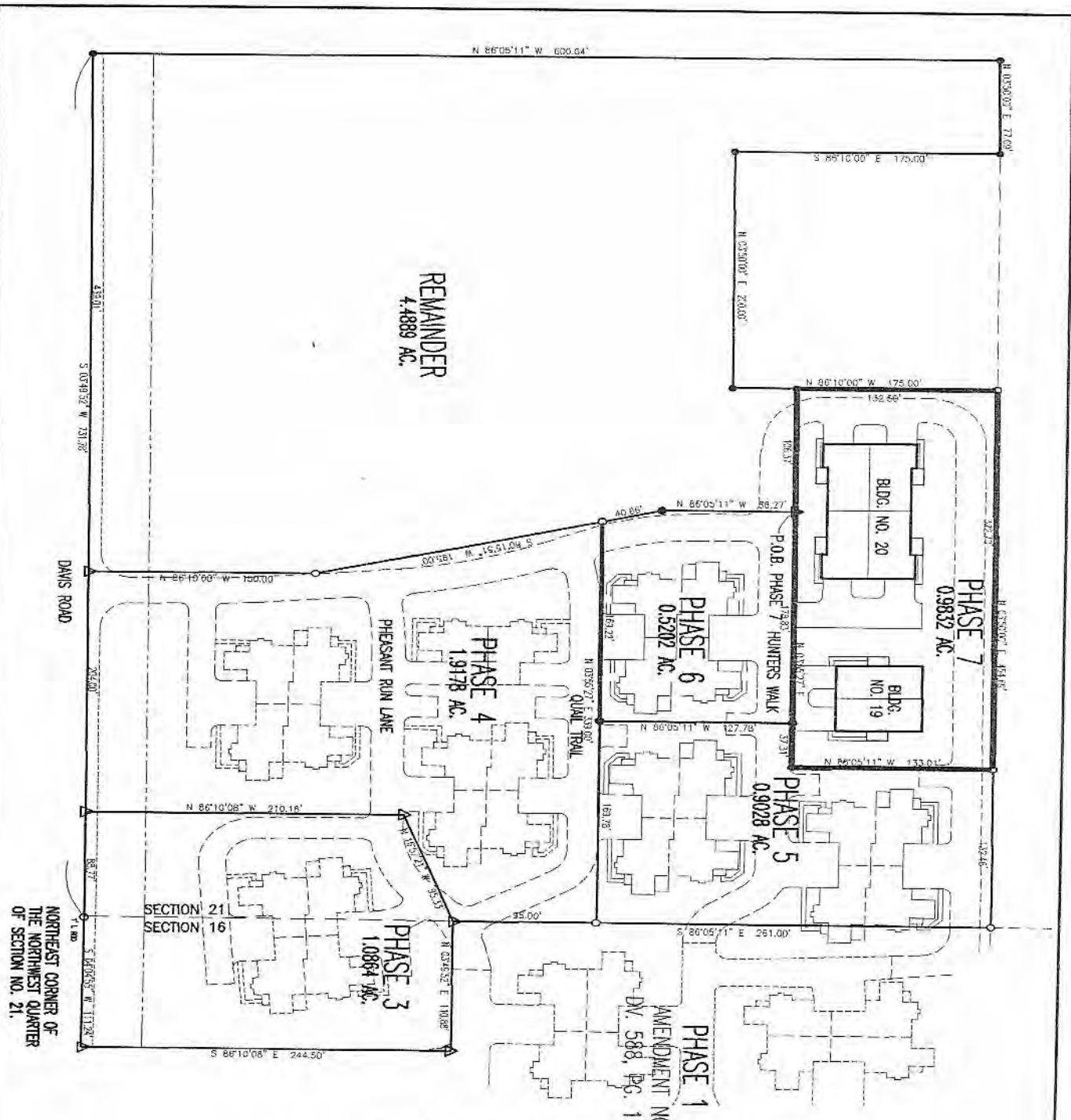
**ENGINEER'S AND SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 7 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

AMENDMENT NO. 11  
EXHIBIT "C"

JOB NO.:	98997
DRAWN BY:	SIC
DATE:	4/04/03
SCALE:	NOTE
FILE NO.:	965-PI-COMR
SHEET NO.:	1 OF 7

**THE MEADOWS AT PHEASANT RUN**  
PHASE 7  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
COVER SHEET

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838



- LEGEND**
- IRON ROD SET (1/2")
  - IRON ROD FOUND (1/2")
  - △ RAILROAD SPIKE FOUND
  - ▲ RAILROAD SPIKE SET



AMENDMENT NO. 11  
CYLINDRICAL

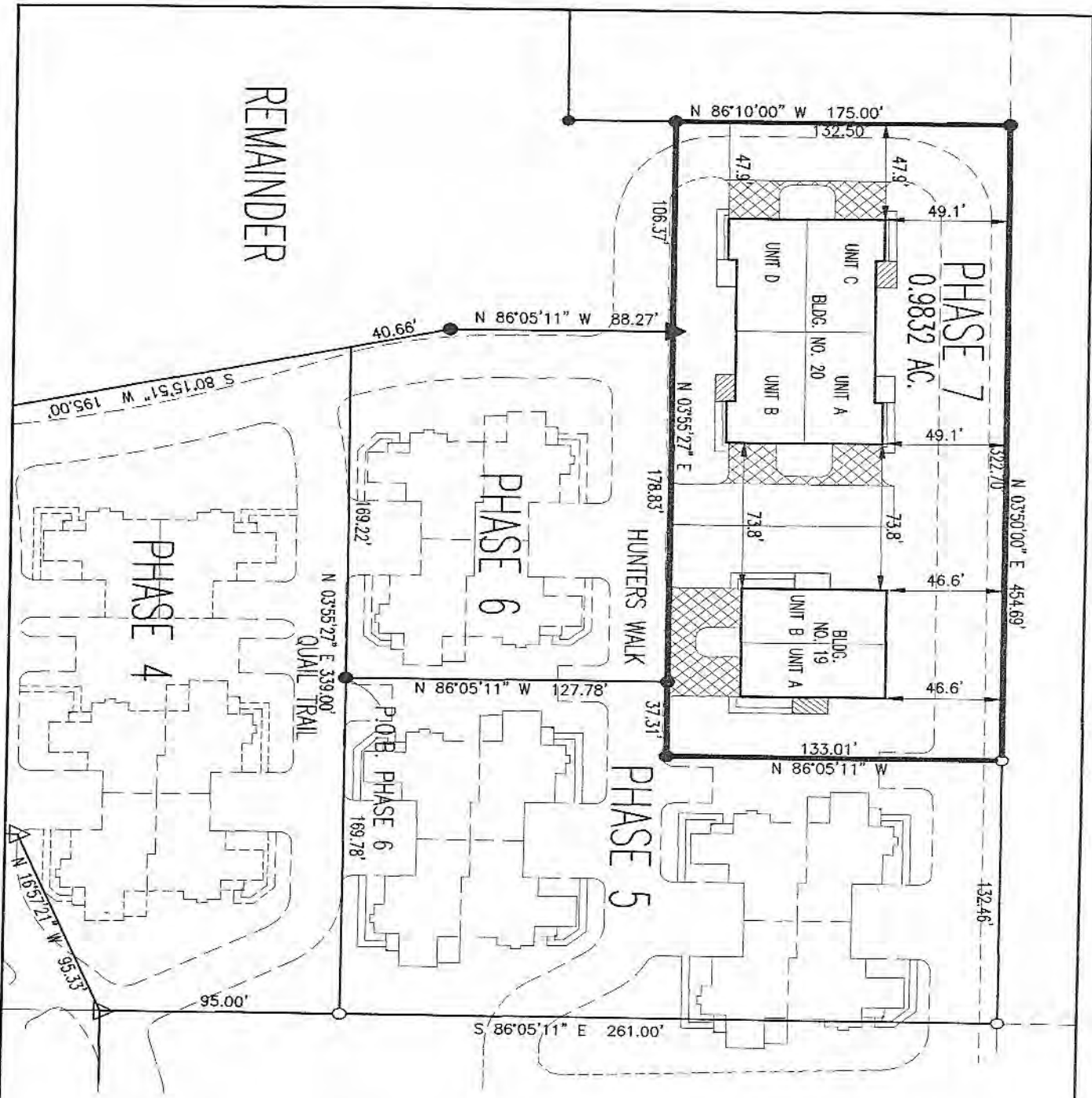
JOB NO.:	96517
DRAWN BY:	SKW
FILE NO.:	965-1H7
DATE:	4/04/03
SCALE:	1" = 10'
SHEET NO.:	2 of 7

**THE MEADOWS AT PHEASANT RUN  
PHASE 7**  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838



REMAINDER



**LEGEND**

- LCA = LIMITED COMMON AREA
  - M/C = NOT YET CONSTRUCTED
  - ▨ LCA AREAS
  - IRON ROD SET (1/2")
  - IRON ROD FOUND (1/2")
  - △ RAILROAD SPIKE FOUND
  - ▨ PATIOS (TRP.) (LCA)
  - SUNROOM (M/C) (INCL. WITH UNIT AREA)
- DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

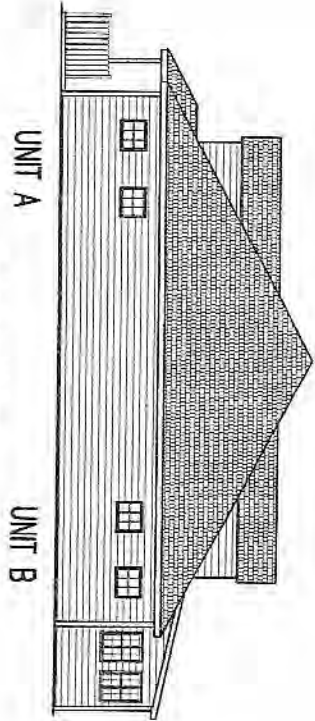


AMENDMENT NO. 11  
EXHIBIT 11

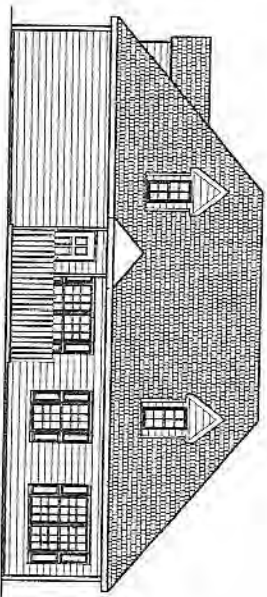
THE MEADOWS AT PHEASANT RUN  
PHASE 7  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
PHASE 7 - SITE PLAN

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

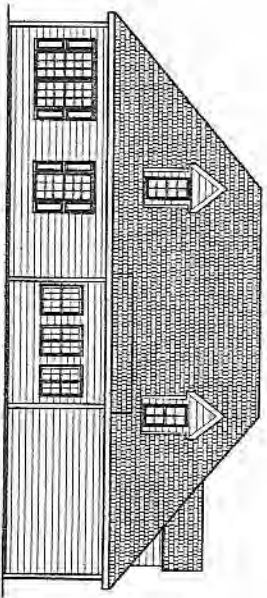
JOB NO.:	96517
DRAWN BY:	SDC
FILE NO.:	965-PLAT
DATE:	3/14/05
SCALE:	1" = 60'
SHEET NO.:	3 of 7



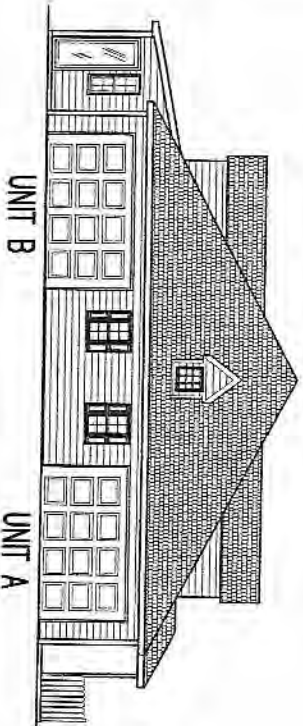
UNIT A  
WEST ELEVATION  
SCALE 1/16" = 1'-0"



UNIT A  
NORTH ELEVATION  
SCALE 1/16" = 1'-0"



UNIT B  
SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



UNIT B  
EAST ELEVATION  
SCALE 1/16" = 1'-0"

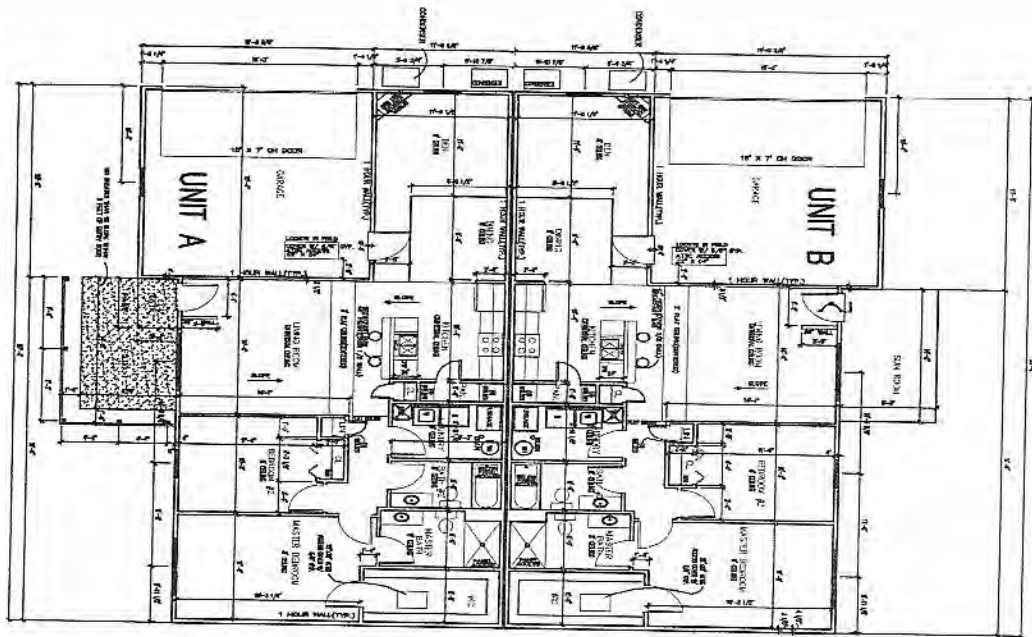
ASPHALT SHINGLE ROOF  
VINYL SIDING

AMENDMENT NO. 11  
EXHIBIT 11

JOB NO.:	98897
DRN BR.:	SIC
FILE NO.:	905-B-9824V
DATE:	4/01/05
SCALE:	1/16" = 1'-0"
SHEET NO.:	4 OF 7

THE MEADOWS AT PHEASANT RUN  
PHASE 7  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 19 - UNITS A & B

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838



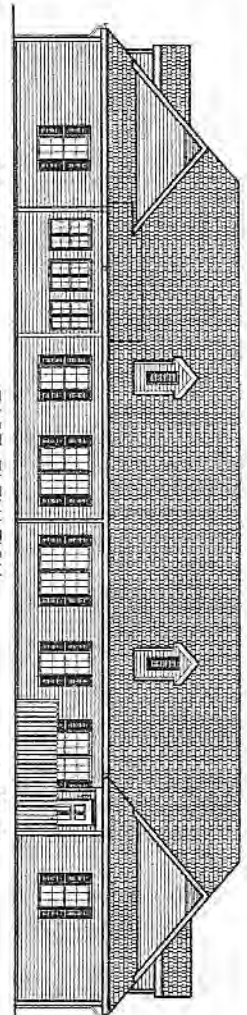
BUILDING NO. 19  
 SCALE: 1/16" = 1'-0"

JOB NO.:	91697
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FILE NO.:	965-919
DATE:	4/4/03
SCALE:	1/16" = 1'-0"
SHEET NO.:	5 OF 7

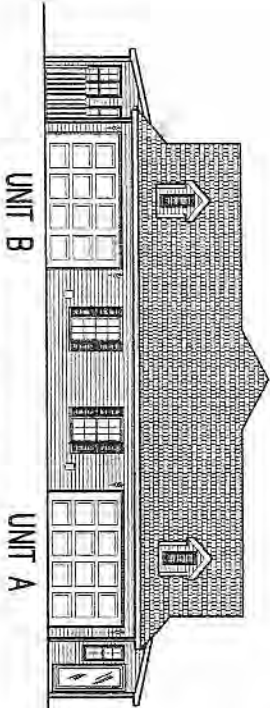
THE MEADOWS AT PHEASANT RUN  
 PHASE 7  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 BUILDING NO. 19 - UNITS A & B

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838

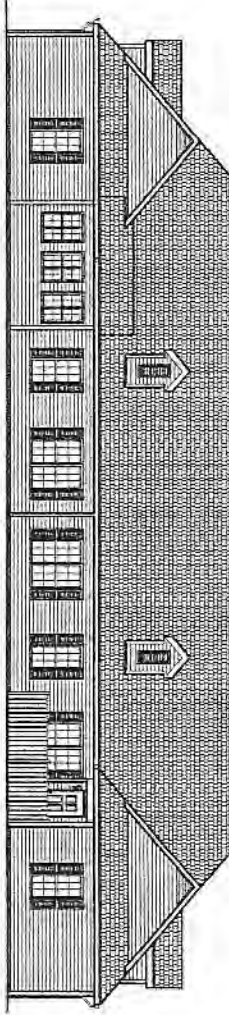
AMENDMENT NO. 11  
 PLAN SHEET 700



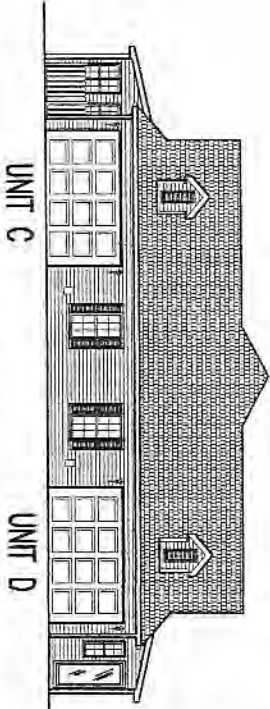
UNIT D  
EAST ELEVATION  
SCALE 1/16" = 1'-0"



UNIT B  
UNIT A  
NORTH ELEVATION  
SCALE 1/16" = 1'-0"



UNIT A  
WEST ELEVATION  
SCALE 1/16" = 1'-0"



UNIT C  
UNIT D  
SOUTH ELEVATION  
SCALE 1/16" = 1'-0"

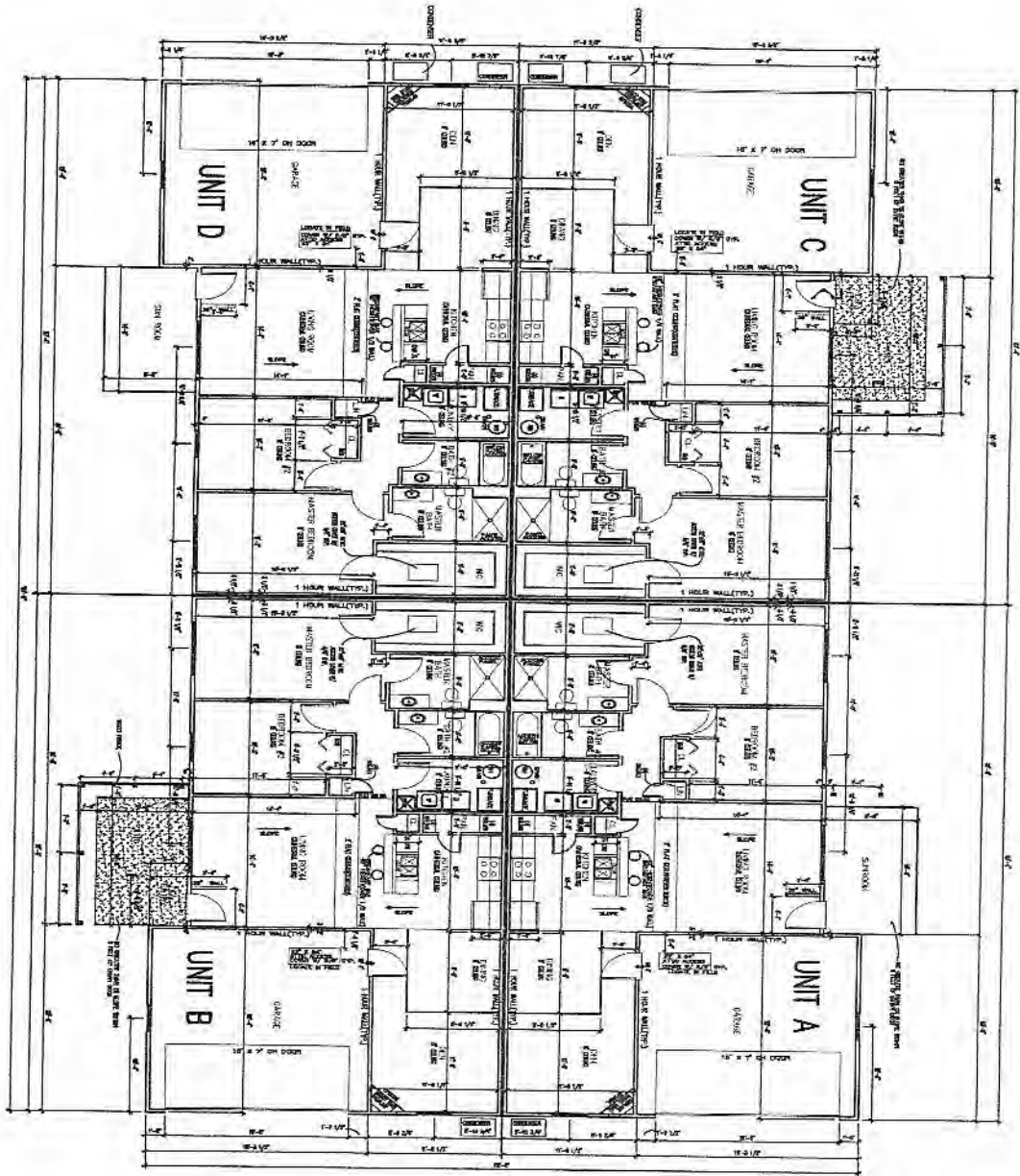
ASPHALT SINGLE ROOF  
VINYL SIDING

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

THE MEADOWS AT PHEASANT RUN  
PHASE 7  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 20 - UNITS A, B, C & D

JOB NO.:	98597
DRN BK:	SDC
FILE NO.:	985-920REV1
DATE:	4/04/03
SCALE:	1/16" = 1'-0"
SHEET NO.:	4 OF 7

AMENDMENT NO. 11  
EXHIBIT "C"



BUILDING NO. 20  
 SCALE: 1/8" = 1'-0"

AMENDMENT NO. 11  
 CIVILIT "J"

JOB NO.:	96897
DATE:	4/4/03
FILE NO.:	965-B0620
SCALE:	1/8" = 1'-0"
SHEET NO.:	7 OF 7

THE MEADOWS AT PHEASANT RUN  
 PHASE 7  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 BUILDING NO. 20 - UNITS A, B, C & D


*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838

**AMENDMENT NO. 12 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

(Addition of Building 17 and related Common Areas)

This will certify that copies of this Amendment No. 12 to Declaration of Condominium Ownership with the Description, Unit Information Sheet, and Drawings attached thereto as Exhibits A, B, and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

August 17, 2004

  
Philip H. Leibolt, County Auditor

Received for record August \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock, \_\_\_ m. Recorded August \_\_\_\_\_, 2004 in Volume \_\_\_\_\_, Page \_\_\_\_\_, Ashland County, Ohio.

\_\_\_\_\_  
Barbara J. Harding  
County Recorder

Recorder's Fee: \$ \_\_\_\_\_

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.  
Baker & Hostetler LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

200400007600  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING  
08-17-2004 At 11:34 am.  
AMENDMENT 104.00  
OR Book 417 Page 848 - 858

**AMENDMENT NO. 12 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**WHEREAS,** The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

**WHEREAS,** The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the herein below described real estate having acquired the same from J & B Investment Co., Inc.; and is the Successor Developer under the Declaration; and

**WHEREAS,** pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of an aggregate of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

**NOW, THEREFORE,** Successor Developer hereby declares:

**Article I. Legal Description of Additional Real Estate.**

The legal description of the real estate being added herein is attached as Exhibit A.


**Article II. General Description of the Buildings.**

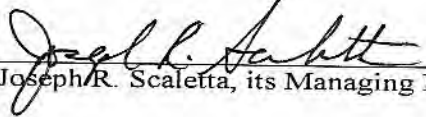
The unit designation, layout, location, designation, approximate area, numbers of rooms, and dimensions of each unit and the layout, location, and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 12, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."

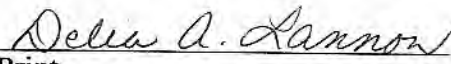
IN WITNESS WHEREOF, said limited liability company has hereunto set its hand this 12 day of August, 2004.

Signed and acknowledged in  
The presence of:

THE MEADOWS AT PHEASANT RUN, LTD.

  
Print Name Robert J. Wagner

By   
Joseph R. Scaletta, its Managing Member

  
Print Name DELIA A. LANNON

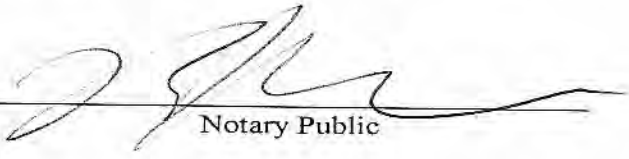
STATE OF OHIO )  
COUNTY OF Lorain )  
~~Cuyahoga~~ )

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.**, by Joseph R. Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal  
this 12 day of August, 2004.

R. JOSEPH WAGNER, Notary Public  
in and for the State of Ohio  
My Commission Expires 06.20.07

  
Notary Public



**EXHIBIT "A"**  
**AMENDMENT NO. 12**  
**DESCRIPTION OF PARCEL**  
**FOR**  
**THE MEADOWS AT PHEASANT RUN**

August 10, 2004

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning for reference at a 1" inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with said centerline, the same being the east line of the Northwest Quarter of Section No. 21, a distance of 292.77 feet to a railroad spike found at the southeast corner of Phase 4 of the Meadows at Pheasant Run Condominium and the TRUE POINT OF BEGINNING for this description;

thence, N 86°10'00" W with said Phase 4, a distance of 150.00 feet to 1/2" iron rod found;

thence, S 80°15'51" W with Phase 4, a distance of 117.75 feet to a 1/2" iron rod set;

thence, S 4°55'55" E through remaining lands of The Meadows at Pheasant Run, a distance of 83.52 feet to a 1/2" railroad spike set;

thence, S 23°30'53" E through said lands, a distance of 26.03 feet to a railroad spike set;

thence, N 87°01'59" E through said lands, a distance of 241.48 feet to a railroad spike set in the centerline of Davis Rd.;

thence, N 3°49'52" E, with said centerline a distance of 104.69 feet to the point of beginning, containing 0.6723 acres of land, more or less, subject to easements of record.

Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.

  
 John Hancock, P.S.

Date: August 10, 2004



**EXHIBIT B**

**AMENDMENT NO. 12 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**UNIT INFORMATION SHEET**

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 1-A		2	1.051	1.373%
Bldg. 1-B		2	1.051	1.373%
Bldg. 2-A		1	1.000	1.308%
Bldg. 2-B		1	1.000	1.308%
Bldg. 2-C		1	1.000	1.308%
Bldg. 2-D		1	1.000	1.308%
Bldg. 3-A		3	1.133	1.480%
Bldg. 3-B		1	1.000	1.308%
Bldg. 3-C		3	1.133	1.480%
Bldg. 3-D		1	1.000	1.308%
Bldg. 4-A		1	1.000	1.308%
Bldg. 4-B		1	1.000	1.308%
Bldg. 4-C		2	1.051	1.373%
Bldg. 4-D		2	1.051	1.373%
Bldg. 5-A		3	1.133	1.480%
Bldg. 5-B		3	1.133	1.480%
Bldg. 5-C		2	1.051	1.373%
Bldg. 5-D		2	1.051	1.373%
Bldg. 6-A		2	1.051	1.373%
Bldg. 6-B		1	1.000	1.308%
Bldg. 6-C		2	1.051	1.373%
Bldg. 6-D		1	1.000	1.308%
Bldg. 7-A		3	1.133	1.480%
Bldg. 7-B		1	1.000	1.307%
Bldg. 7-C		3	1.133	1.480%
Bldg. 7-D		1	1.000	1.307%
Bldg. 8-A		3	1.133	1.480%
Bldg. 8-B		3	1.133	1.480%
Bldg. 8-C		3	1.133	1.480%
Bldg. 8-D		3	1.133	1.480%
Bldg. 9-A		3	1.133	1.480%
Bldg. 9-B		3	1.133	1.480%
Bldg. 9-C		2	1.051	1.373%
Bldg. 9-D		2	1.051	1.373%
Bldg. 10-A		3	1.133	1.480%
Bldg. 10-B		3	1.133	1.480%
Bldg. 10-C		2	1.051	1.373%
Bldg. 10-D		2	1.051	1.373%
Bldg. 11-A		2	1.051	1.373%
Bldg. 11-B		2	1.051	1.373%
Bldg. 11-C		2	1.051	1.373%
Bldg. 11-D		2	1.051	1.373%

## EXHIBIT B

**AMENDMENT NO. 12 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**UNIT INFORMATION SHEET**

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 17-A		2	1.051	1.373%
Bldg. 17-B		2	1.051	1.373%
Bldg. 17-C		2	1.051	1.373%
Bldg. 17-D		2	1.051	1.373%
Bldg. 19-A		2	1.051	1.373%
Bldg. 19-B		2	1.051	1.373%
Bldg. 20-A		2	1.051	1.373%
Bldg. 20-B		2	1.051	1.373%
Bldg. 20-C		2	1.051	1.373%
Bldg. 20-D		2	1.051	1.373%
Bldg. 21-A		2	1.051	1.373%
Bldg. 21-B		2	1.051	1.373%
Bldg. 21-C		2	1.051	1.373%
Bldg. 21-D		2	1.051	1.373%
Bldg. 22-A		2	1.051	1.373%
Bldg. 22-B		2	1.051	1.373%
Bldg. 22-C		2	1.051	1.373%
Bldg. 22-D		2	1.051	1.373%
Bldg. 23-A		3	1.133	1.480%
Bldg. 23-B		3	1.133	1.480%
Bldg. 23-C		2	1.051	1.373%
Bldg. 23-D		2	1.051	1.373%
Bldg. 24-A		2	1.051	1.373%
Bldg. 24-B		2	1.051	1.373%
Bldg. 25-A		3	1.133	1.480%
Bldg. 25-B		3	1.133	1.480%
Bldg. 25-C		2	1.051	1.373%
Bldg. 25-D		2	1.051	1.373%
Bldg. 26-A		2	1.051	1.373%
Bldg. 26-B		2	1.051	1.373%
<b>TOTAL:</b>			<b>76.536</b>	<b>100.000%</b>

# AMENDMENT NO. 12 - EXHIBIT "C"

## THE MEADOWS AT PHEASANT RUN

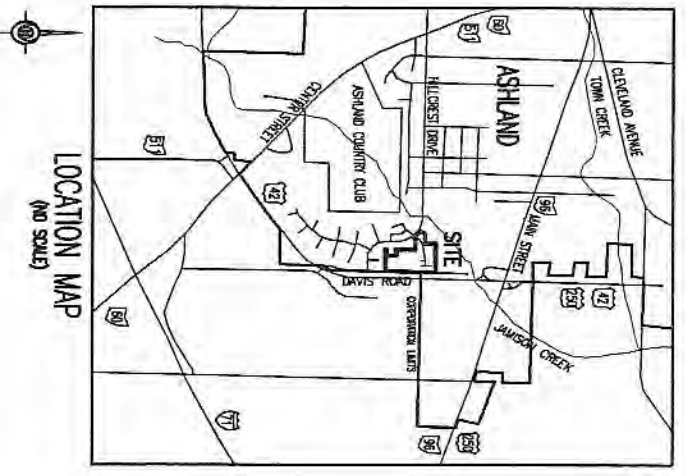
### PHASE 8

#### CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA  
0.6723 AC. = 29,285 SF

UNIT AREAS (FIRST FLOOR)		LIMITED COMMON AREA	
BUILDING NO. 17		BUILDING NO. 17	
UNIT A	1,647 SF	UNIT A	574 SF
UNIT B	1,647 SF	UNIT B	570 SF
UNIT C	1,759 SF	UNIT C	422 SF
UNIT D	1,759 SF	UNIT D	429 SF
	6,812 SF		1,995 SF

COMMON AREA	
TOTAL LOT AREA	29,285 SF
BUILDING AREA BUILDING NO. 17	-6,812 SF
LIMITED COMMON AREA BUILDING NO. 17	-1,995 SF
NET ADDITIONAL COMMON AREA THIS AMENDMENT	20,478 SF



**DESCRIPTION**  
SITuated IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

**ARCHITECT'S AND SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 5 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC. AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

*John Hancock*  
 JOHN HANCOCK  
 REGISTERED SURVEYOR NO. 8918  
 DATE: August 10, 2004

*Mark W. Ruby*  
 MARK W. RUBY  
 REGISTERED ARCHITECT NO. 9199  
 DATE: May 13, 2004

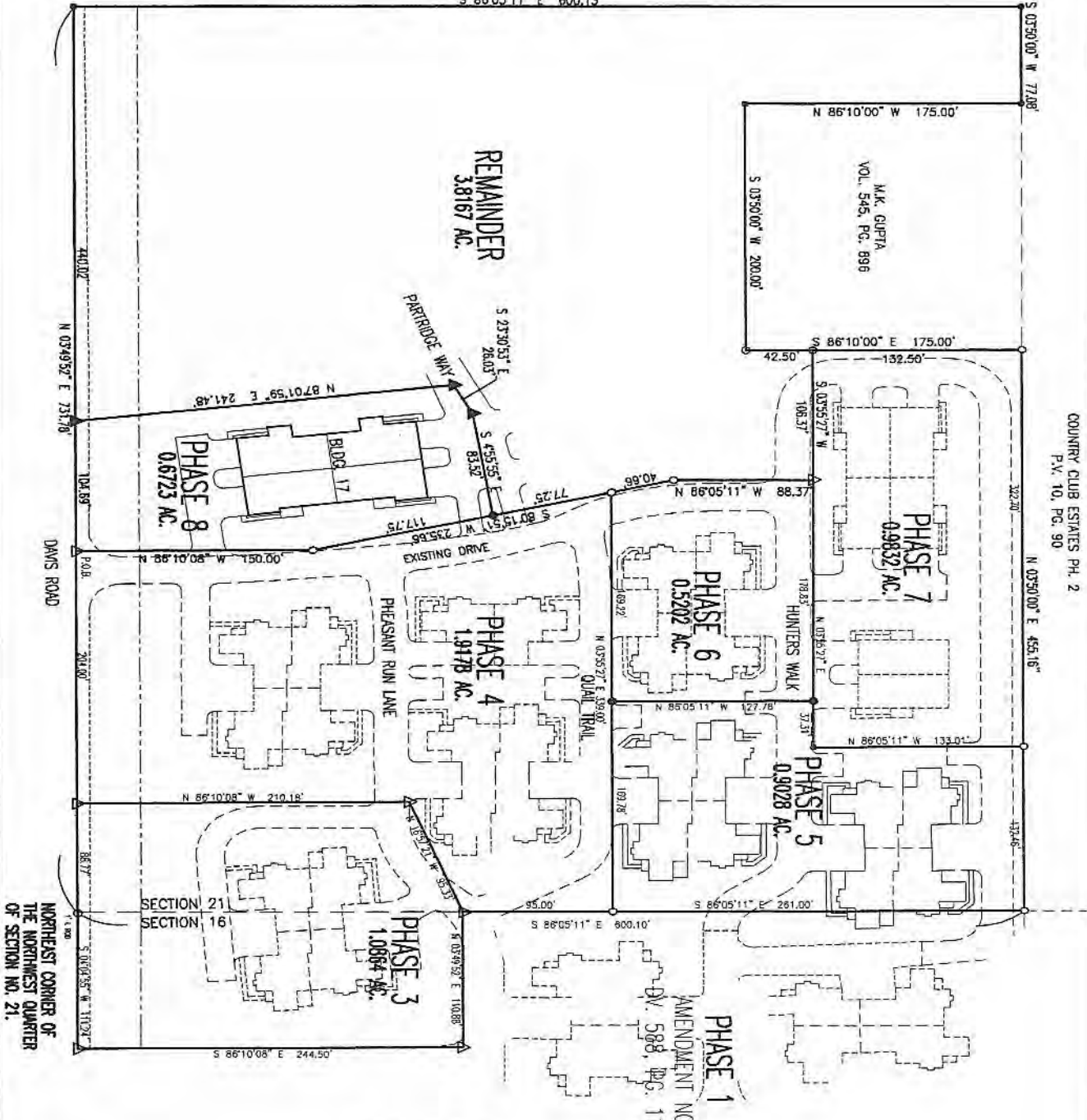
AMENDMENT NO. 12  
EXHIBIT "C"

JOB NO.:	96597
DATE:	7/29/04
SCALE:	NONE
SHEET NO.:	1 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 8  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
COVER SHEET

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838

COUNTRY CLUB ESTATES PH. 4  
PLAT CABINET 1, PG. 23  
S 86°05'11" E 600.13'



COUNTRY CLUB ESTATES PH. 2  
P.X. 10, PG. 90  
N 03°50'00" E 455.16'

NORTHEAST CORNER OF  
THE NORTHWEST QUARTER  
OF SECTION NO. 21.

SECTION 21  
SECTION 16

**LEGEND**

- IRON ROD SET (1/2")
- IRON ROD FOUND (1/2")
- △ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET



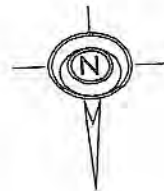
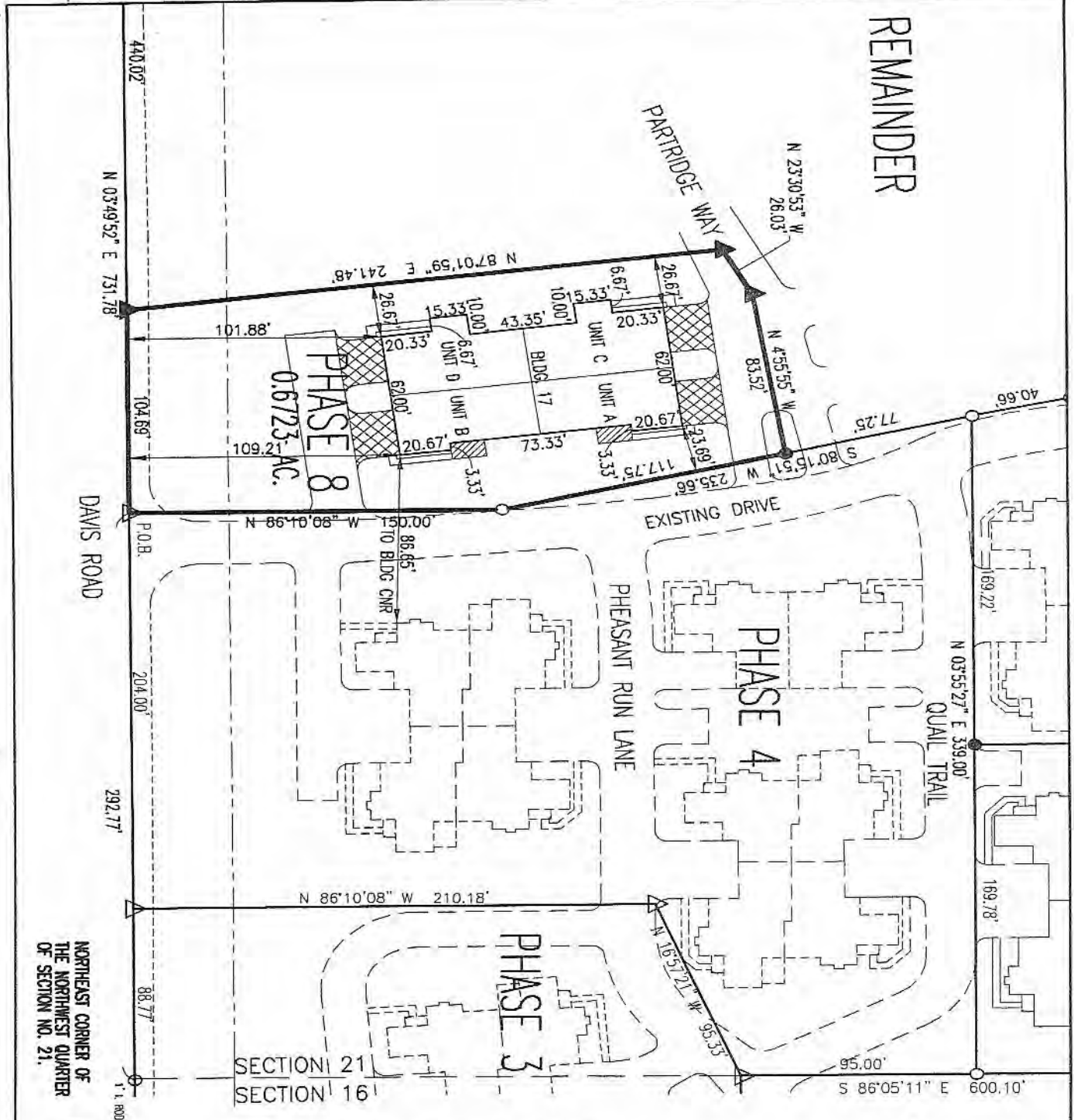
AMENDMENT NO. 12  
EXHIBIT C

JOB NO.:	96597
DRN BR:	ABE
FILE NO.:	965-PH8
DATE:	7/29/04
SCALE:	1" = 100'
SHEET NO.:	2 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 8  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

REMAINDER



**LEGEND**  
 LCA = LIMITED COMMON AREA  
 NYC = NOT YET CONSTRUCTED  
 LCA

● IRON ROD SET (1/2")  
 ○ IRON ROD FOUND (1/2")  
 ▲ RAILROAD SPIKE FOUND

▨ PATIOS (TRP.) (LCA)  
 □ SHEDROOM (INCL. WITH UNIT AREA)

DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.



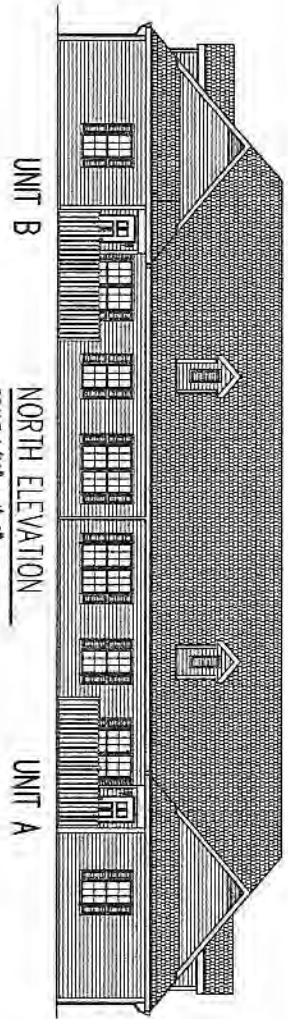
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION NO. 21.

AMENDMENT NO. 12 EXHIBIT "C"

THE MEADOWS AT PHEASANT RUN  
 PHASE 8  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 PHASE 8 - SITE PLAN

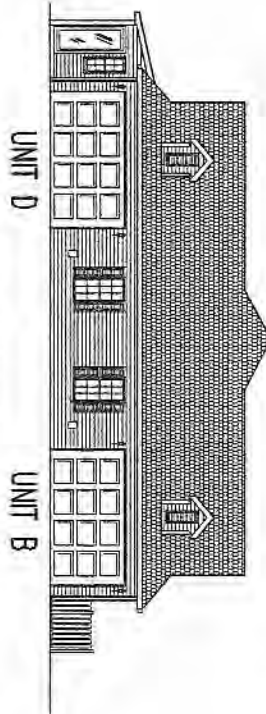
*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838

JOB NO.	96597
DRAWN BY	AGE
DATE	7/29/04
FILE NO.	965-PBLOC
SCALE	1" = 80'
SHEET NO.	3 OF 5



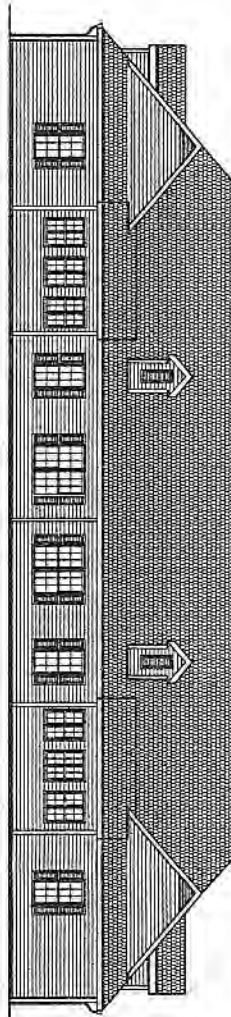
UNIT B NORTH ELEVATION  
SCALE 1/16" = 1'-0"

UNIT A



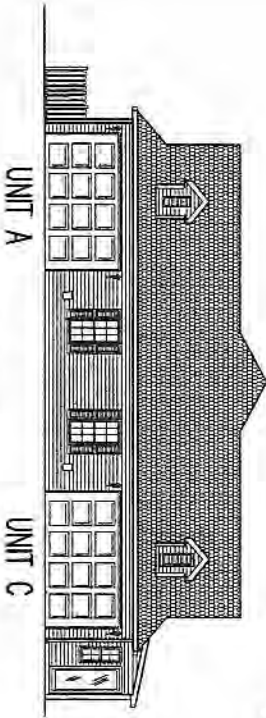
UNIT D EAST ELEVATION  
SCALE 1/16" = 1'-0"

UNIT B



UNIT C SOUTH ELEVATION  
SCALE 1/16" = 1'-0"

UNIT D



UNIT A WEST ELEVATION  
SCALE 1/16" = 1'-0"

UNIT C

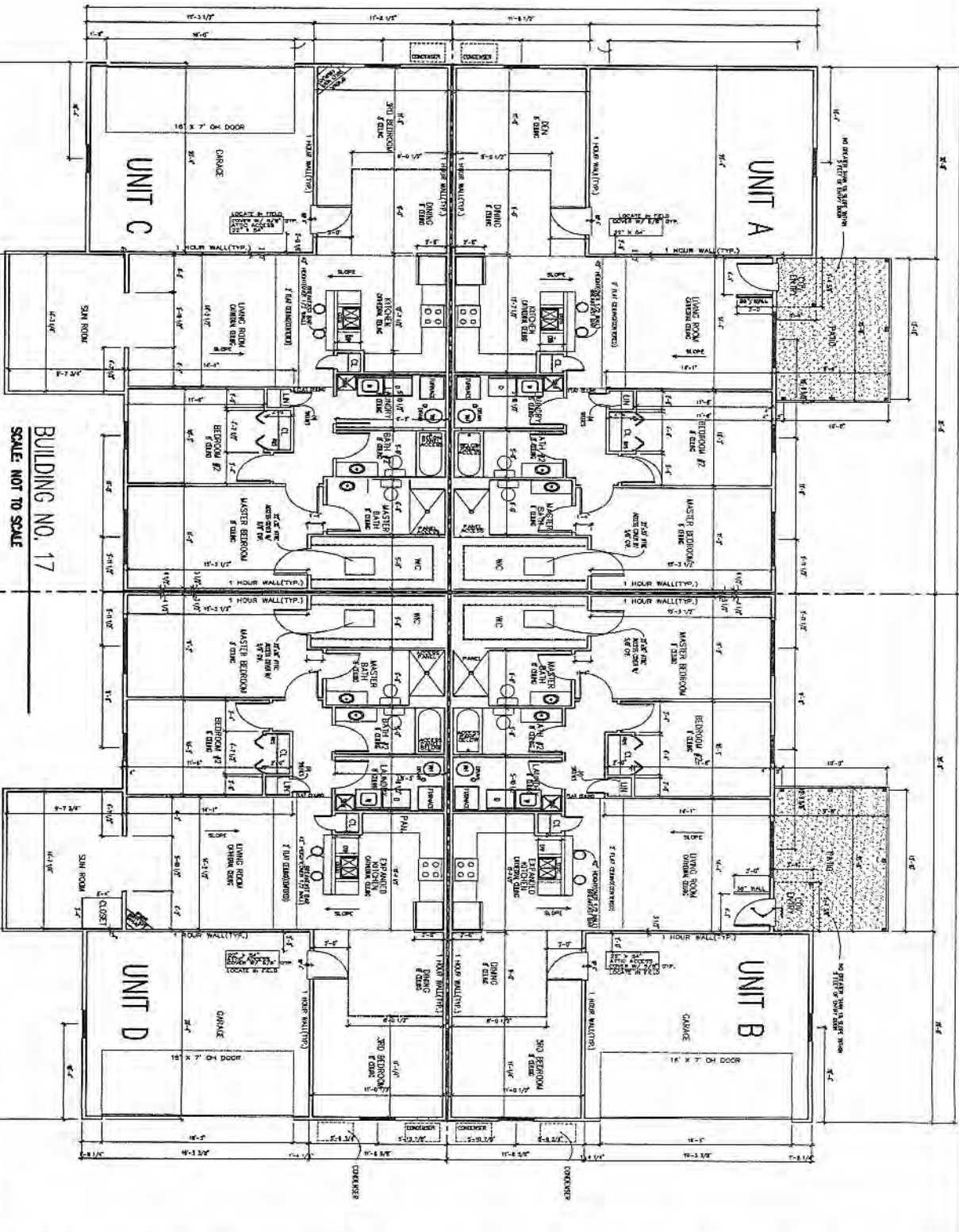
ASPHALT SHINGLE ROOF  
VINYL SIDING

AMENDMENT NO. 12  
EXHIBIT "C"

JOB NO.	96597
DRN BR.	RMK
FILE NO.	965-BITELY
DATE	7/29/04
SCALE	1/16" = 1'-0"
SHEET NO.	4 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 8  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 17 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838



BUILDING NO. 17  
SCALE: NOT TO SCALE

AMENDMENT NO. 12  
EXHIBIT "C"

JOB NO.:	90597
DATE:	7/29/04
FILE NO.:	905-171008
SCALE:	N/S
SHEET NO.:	5 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 8  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 17 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

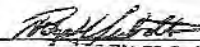


**AMENDMENT NO. 13 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PLEASANT RUN CONDOMINIUMS**

(Addition of Building 18 and related Common Areas)

This will certify that copies of this Amendment No. 13 to Declaration of Condominium Ownership with the Description, Unit Information Sheet, and Drawings attached thereto as Exhibits A, B, and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

March 21, 2005



Philip H. Leibolt, County Auditor

Received for record March \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock, \_\_\_\_\_ m. Recorded March \_\_\_\_\_, 2005 in Volume \_\_\_\_\_, Page \_\_\_\_\_, Ashland County, Ohio.

Recorder's Fee: \$ \_\_\_\_\_

Barbara J. Harding  
County Recorder

**This Instrument Prepared By:**

Lawrence V. Lindberg, Esq.  
Baker & Hostetler LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

200500002188  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING  
03-21-2005 At 10:54 am.  
AMENDMENT 104.00  
OR Book 446 Page 305 - 315

Post-it Fax Note	7571	Date	7-7	# of pages	11
To	Joe Wagner	From	Diane		
Co./Dept.		Co.	First American		
Phone #		Phone #			
Fax #		Fax #			

AMENDMENT NO. 13 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

~~WHEREAS~~, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

WHEREAS, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1624, hereafter referred to as "Successor Developer," is the owner in fee simple of the herein below described real estate having acquired the same from J & B Investment Co., Inc.; and is the Successor Developer under the Declaration; and

WHEREAS, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of an aggregate of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

NOW, THEREFORE, Successor Developer hereby declares:

Article I. Legal Description of Additional Real Estate.

A. The legal description of the real estate being added herein is attached as Exhibit

Article II. General Description of the Buildings.

The unit designation, layout, location, designation, approximate area, numbers of rooms, and dimensions of each unit and the layout, location, and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 13, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."



EXHIBIT "A"  
AMENDMENT NO. 13

DESCRIPTION OF PARCEL  
FOR  
THE MEADOWS AT PHEASANT RUN

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning for reference at a 1" inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with said centerline, the same being the east line of the Northwest Quarter of Section No. 21, a distance of 397.46 feet to a railroad spike set at the southeast corner of Phase 8 of the Meadows at Pheasant Run Condominium; thence S 87°01'59" W with said Phase 8, a distance of 241.48 feet to a railroad spike set and the TRUE POINT OF BEGINNING for this description;

thence, S 80°15'51" W through remaining lands of The Meadows at Pheasant Run, a distance of 190.66 feet to a 1/2" iron rod set;

thence, N 3°30'00" E with lands of M.K. Gupta, D.V. 545, Pg. 896, a distance of 16.49 feet to a 1/2" iron rod set;

thence, N 86°10'00" W with said lands, a distance of 42.50 feet to a 1/2" iron rod set;

thence, N 03°55'27" E with Phase 7 of the Meadows at Pheasant Run Condominium, a distance of 106.37 feet to a 1/2" iron rod set;

thence, S 86°05'11" E with Phase 6 of the Meadows at Pheasant Run Condominium, a distance of 88.37 feet to a 1/2" iron rod set;

thence, N 80°15'51" E with Phase 6 of the Meadows at Pheasant Run Condominium, a distance of 40.66 feet to a 1/2" iron rod set;

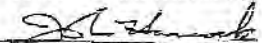
thence, continuing N 80°15'51" E with Phase 4 of the Meadows at Pheasant Run Condominium, a distance of 77.25 feet to a 1/2" iron rod set;

thence, S 4°55'55" E of the Meadows at Pheasant Run Condominium, Phase 8, a distance of 83.52 feet to a railroad spike set;

thence, S 23°30'53" E, with said Phase 8, a distance of 26.01 feet to the point of beginning, containing 0.5448 acres of land, more or less, subject to easements of record.

This description was prepared from field surveys by John Hancock & Associates, Inc. Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.

  
John Hancock, P.S.

Date: FEBRUARY 25, 2005



File: server/documents/96597/965ph9011005

## EXHIBIT B

AMENDMENT NO. 13 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

## UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 1-A		2	1.051	1.302%
Bldg. 1-B		2	1.051	1.302%
Bldg. 2-A		1	1.000	1.238%
Bldg. 2-B		1	1.000	1.238%
Bldg. 2-C		1	1.000	1.238%
Bldg. 2-D		1	1.000	1.238%
Bldg. 3-A		3	1.133	1.403%
Bldg. 3-B		1	1.000	1.238%
Bldg. 3-C		3	1.133	1.403%
Bldg. 3-D		1	1.000	1.238%
Bldg. 4-A		1	1.000	1.238%
Bldg. 4-B		1	1.000	1.238%
Bldg. 4-C		2	1.051	1.302%
Bldg. 4-D		2	1.051	1.302%
Bldg. 5-A		3	1.133	1.403%
Bldg. 5-B		3	1.133	1.403%
Bldg. 5-C		2	1.051	1.302%
Bldg. 5-D		2	1.051	1.302%
Bldg. 6-A		2	1.051	1.302%
Bldg. 6-B		1	1.000	1.238%
Bldg. 6-C		2	1.051	1.302%
Bldg. 6-D		1	1.000	1.238%
Bldg. 7-A		3	1.133	1.403%
Bldg. 7-B		1	1.000	1.238%
Bldg. 7-C		3	1.133	1.403%
Bldg. 7-D		1	1.000	1.238%
Bldg. 8-A		3	1.133	1.403%
Bldg. 8-B		3	1.133	1.403%
Bldg. 8-C		3	1.133	1.403%
Bldg. 8-D		3	1.133	1.403%
Bldg. 9-A		3	1.133	1.403%
Bldg. 9-B		3	1.133	1.403%
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Bldg. 9-D		2	1.051	1.302%
Bldg. 10-A		3	1.133	1.403%
Bldg. 10-B		3	1.133	1.403%
Bldg. 10-C		2	1.051	1.302%
Bldg. 10-D		2	1.051	1.302%
Bldg. 11-A		2	1.051	1.302%
Bldg. 11-B		2	1.051	1.302%
Bldg. 11-C		2	1.051	1.302%
Bldg. 11-D		2	1.051	1.302%

## EXHIBIT B

AMENDMENT NO. 13 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PLEASANT RUN CONDOMINIUMS

## UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 17-A		2	1.051	1.302%
Bldg. 17-B		2	1.051	1.302%
Bldg. 17-C		2	1.051	1.302%
Bldg. 17-D		2	1.051	1.302%
Bldg. 18-A		2	1.051	1.302%
Bldg. 18-B		2	1.051	1.302%
Bldg. 18-C		2	1.051	1.302%
Bldg. 18-D		2	1.051	1.302%
Bldg. 19-A		2	1.051	1.302%
Bldg. 19-B		2	1.051	1.302%
Bldg. 20-A		2	1.051	1.302%
Bldg. 20-B		2	1.051	1.302%
Bldg. 20-C		2	1.051	1.302%
Bldg. 20-D		2	1.051	1.302%
Bldg. 21-A		2	1.051	1.302%
Bldg. 21-B		2	1.051	1.302%
Bldg. 21-C		2	1.051	1.302%
Bldg. 21-D		2	1.051	1.302%
Bldg. 22-A		2	1.051	1.302%
Bldg. 22-B		2	1.051	1.302%
Bldg. 22-C		2	1.051	1.302%
Bldg. 22-D		2	1.051	1.302%
Bldg. 23-A		3	1.133	1.403%
Bldg. 23-B		3	1.133	1.403%
Bldg. 23-C		2	1.051	1.302%
Bldg. 23-D		2	1.051	1.302%
Bldg. 24-A		2	1.051	1.301%
Bldg. 24-B		2	1.051	1.301%
Bldg. 25-A		3	1.133	1.403%
Bldg. 25-B		3	1.133	1.403%
Bldg. 25-C		2	1.051	1.302%
Bldg. 25-D		2	1.051	1.302%
Bldg. 26-A		2	1.051	1.302%
Bldg. 26-B		2	1.051	1.302%
<b>TOTAL:</b>			<b>80.740</b>	<b>100.000%</b>

# AMENDMENT NO. 13 - EXHIBIT "C"

## THE MEADOWS AT PHEASANT RUN

### PHASE 9

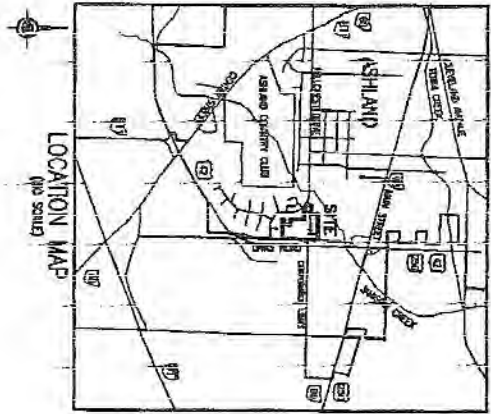
#### CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA  
0.5446 Ac. = 23,731 SF

UNIT AREAS (FIRST FLOOR)		LIMITED COMMON AREA	
Building No. 18		Building No. 18	
UNIT A	1,739 SF	UNIT A	305 SF
UNIT B	1,847 SF	UNIT B	504 SF
UNIT C	1,647 SF	UNIT C	503 SF
UNIT D	1,739 SF	UNIT D	397 SF
	6,972 SF		1,709 SF

**COMMON AREA**  
TOTAL LOT AREA  
BUILDING AREA BUILDING NO. 13  
LIMITED COMMON AREA BUILDING NO. 18  
NET AVAILABLE COMMON AREA  
RES. AMENDMENT

23,731 SF  
- 6,972 SF  
- 1,709 SF  
15,150 SF



**DESCRIPTION**  
SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

**ARCHITECT'S AND SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS, 1 THRU 5 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE AN 1/4 SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

JOHN HANCOCK  
REGISTERED SURVEYOR NO. 6918  
DATE: February 25, 2005

*John Hancock*



MARILYN RIEB  
REGISTERED ARCHITECT NO. 9181  
DATE: 3/9/05

*Marilyn Rieb*

AMENDMENT NO. 13  
EXHIBIT "C"

DATE	9/29/07
DATE	2/24/05
DATE	N/A
SHEET NO.	1 OF 5

**THE MEADOWS AT PHEASANT RUN**  
PHASE 9  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
COVER SHEET

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
328 E. MARKET STREET SHAWDOUSKY, OHIO 44870  
(419) 625-7338

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 205 E. MARKET STREET, CLEVELAND, OHIO 44115  
 (419) 623-7828

CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
**PHASE 9**  
**THE MEADOWS AT PHEASANT RUN**

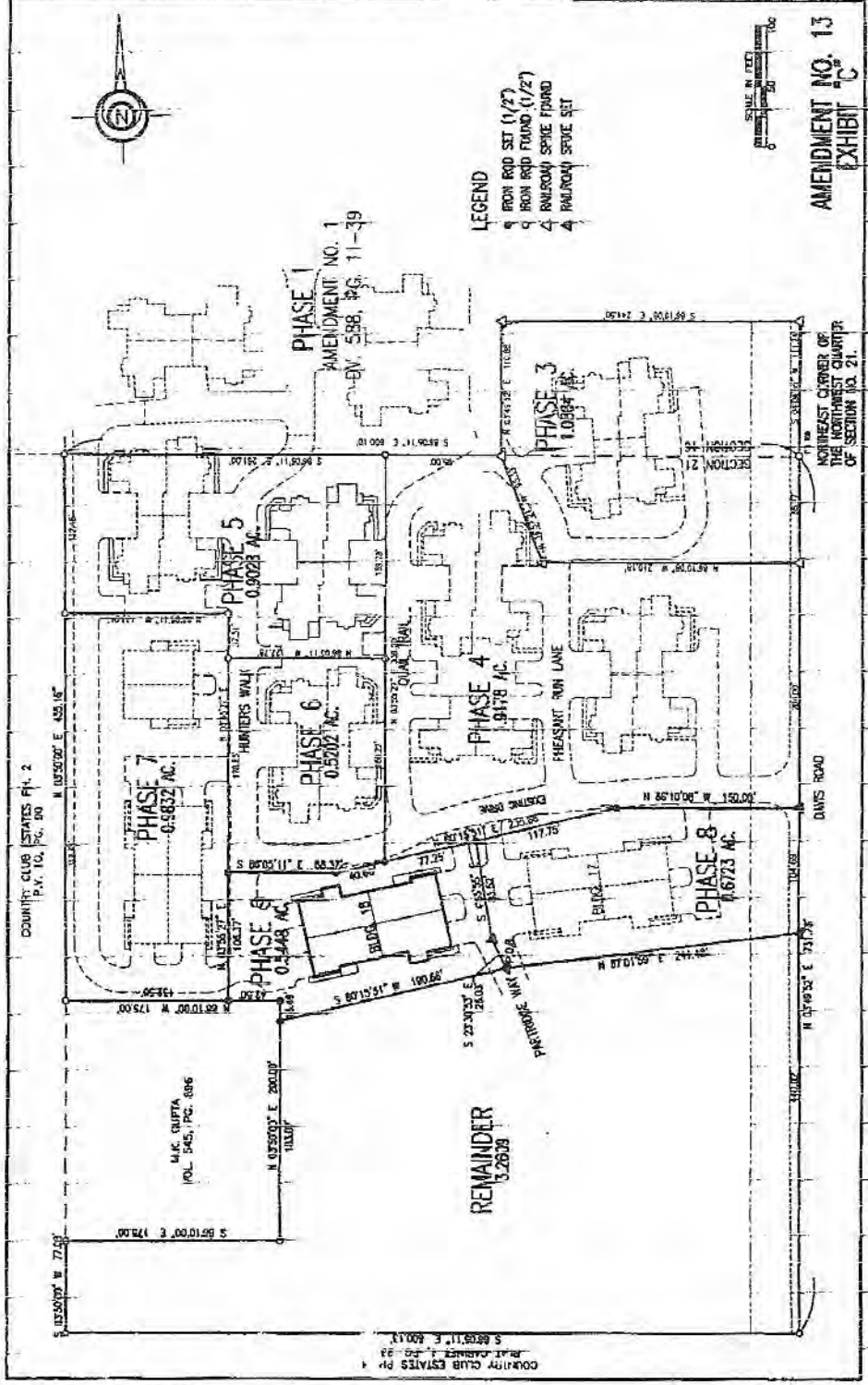
JOB NO.	46507
REV. NO.	A/B/E
REV. DATE	08/25/04
DATE	2/24/05
SCALE	1" = 100'
SHEET NO.	2 OF 5



- LEGEND**
- 9 IRON ROD SET (1/2")
  - 9 IRON ROD FOUND (1/2")
  - 4 RAILROAD SPIKE FOUND
  - 4 RAILROAD SPIKE SET



**AMENDMENT NO. 13**  
**EXHIBIT C**



Country Club Estates Pl. 2  
 P.M. 10, P.C. 90  
 M.C. GUPTA  
 P.O. 545, P.C. 886

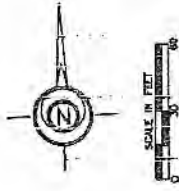
Requested By: Diane 07/07/2005



**THE MEADOWS AT PHEASANT RUN**  
**PHASE 9**  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 PHASE 9 - SITE PLAN

JOHN STANCOSKI & ASSOCIATES  
 ENGINEERS ARCHITECTS  
 126 E. MARKET STREET, SUITE 200, CANTON, OHIO 44703  
 (419) 825-7838

REV. NO.	96597
REV. DATE	ABC
FILE NO.	RES-PHLOS
DATE	2/24/05
SCALE	1" = 80'
SHEET NO.	3 OF 5

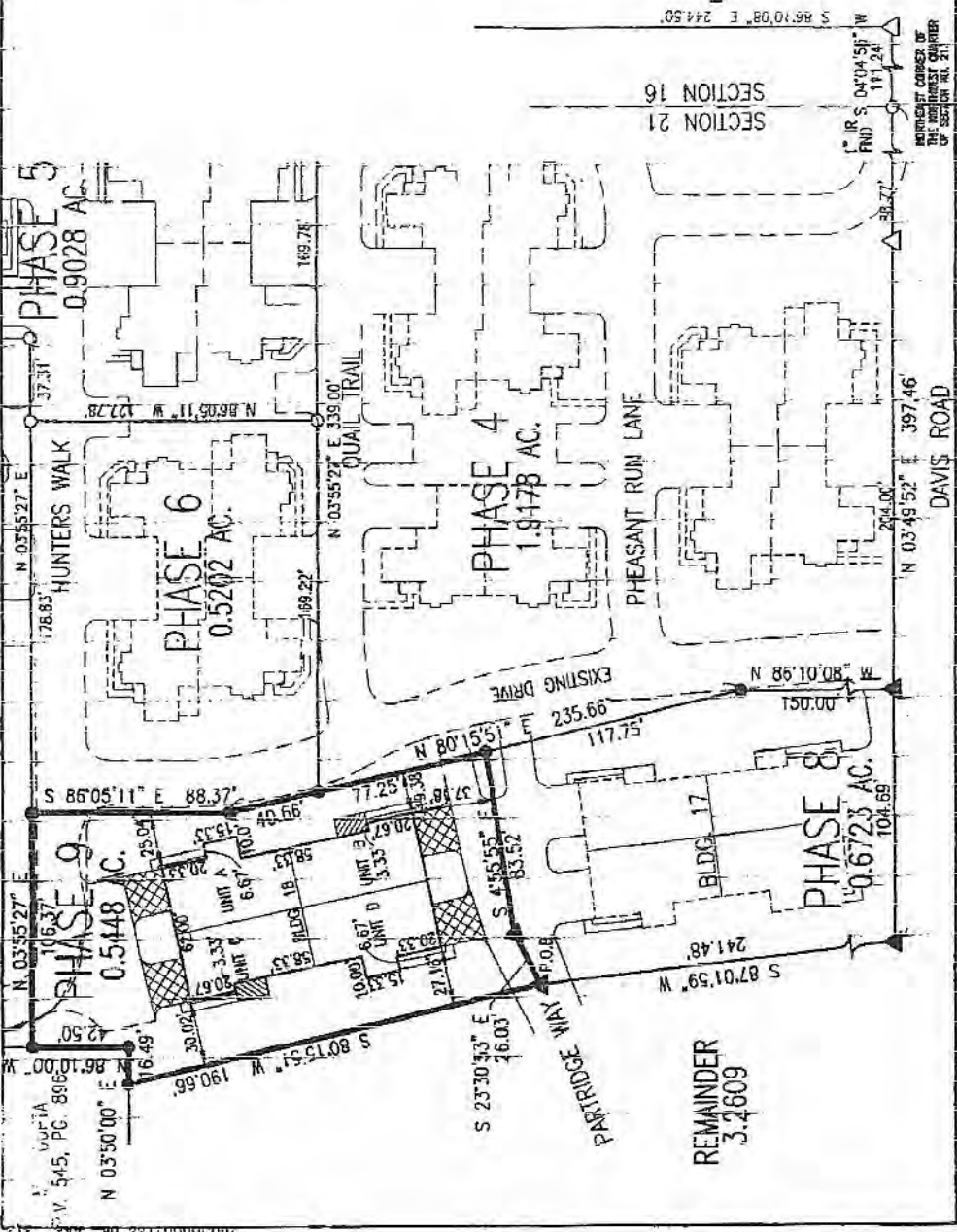


**LEGEND**

- LCA = LIMITED COMMON AREA
- NOT = NOT YET CONSTRUCTED
- LCA (Cross-hatched symbol)
- P IRON ROD SET (1/2")
- D IRON ROD FOUND (1/2")
- ▲ RAILROAD SPIKE FOUND
- ▲ RAILROAD SPIKE SET
- ▨ FINISH (TYP.) (LCA)
- ▭ SUBROOM (INCL WITH UNIT AREA)

**NOTE:**  
 ALL DIMENSIONS TO PROPERTY LINES  
 ARE PERPENDICULAR UNLESS NOTED.

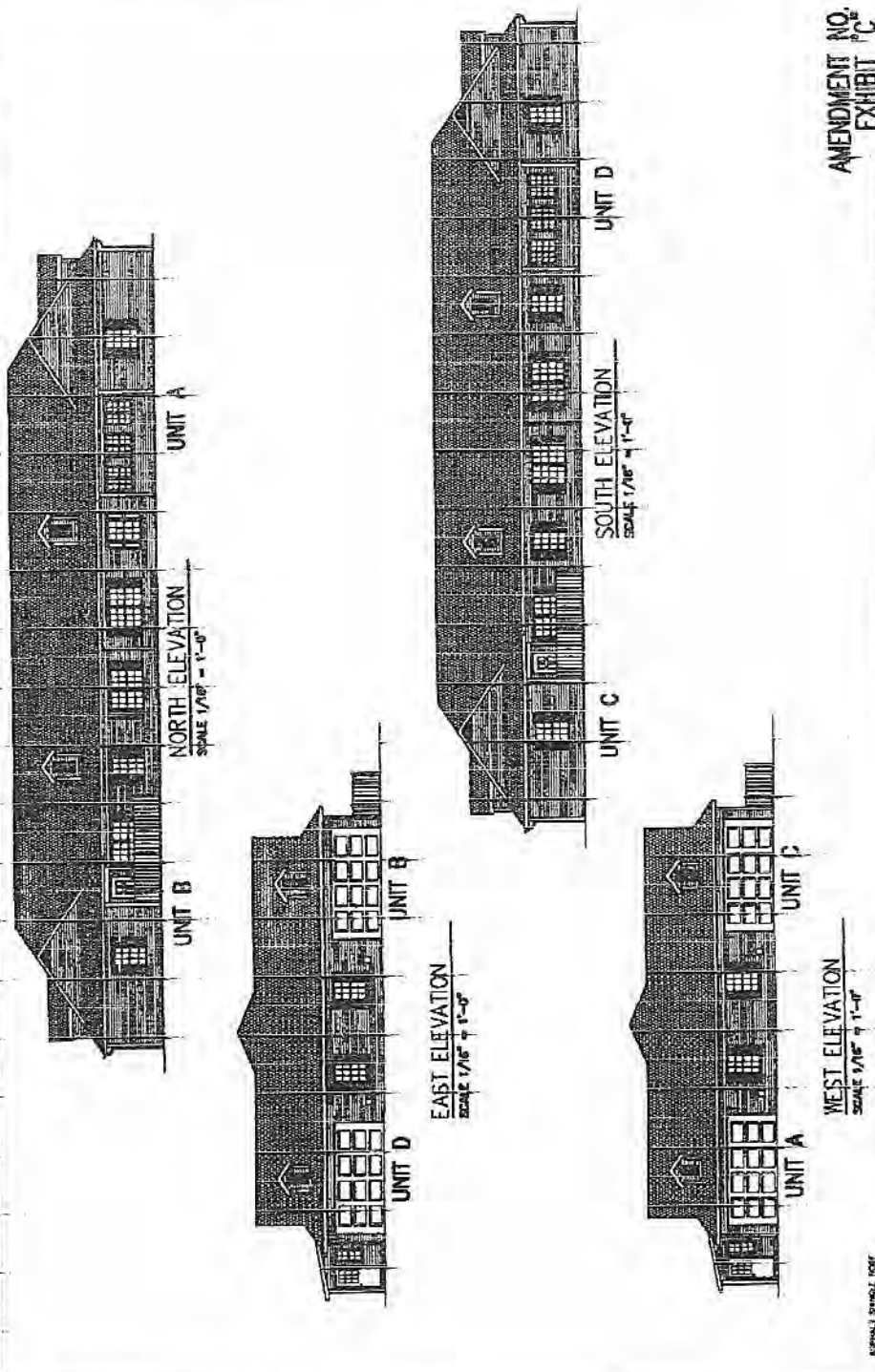
**AMENDMENT NO. 13**  
**EXHIBIT 'C'**



*John Hancock & Associates*  
 ARCHITECTS - PLANNERS - ENGINEERS - SURVEYORS - LAND ARCHITECTS  
 10000 WOODBURY ROAD, SUITE 200, WOODBURY, OHIO 44098  
 (419) 852-7639

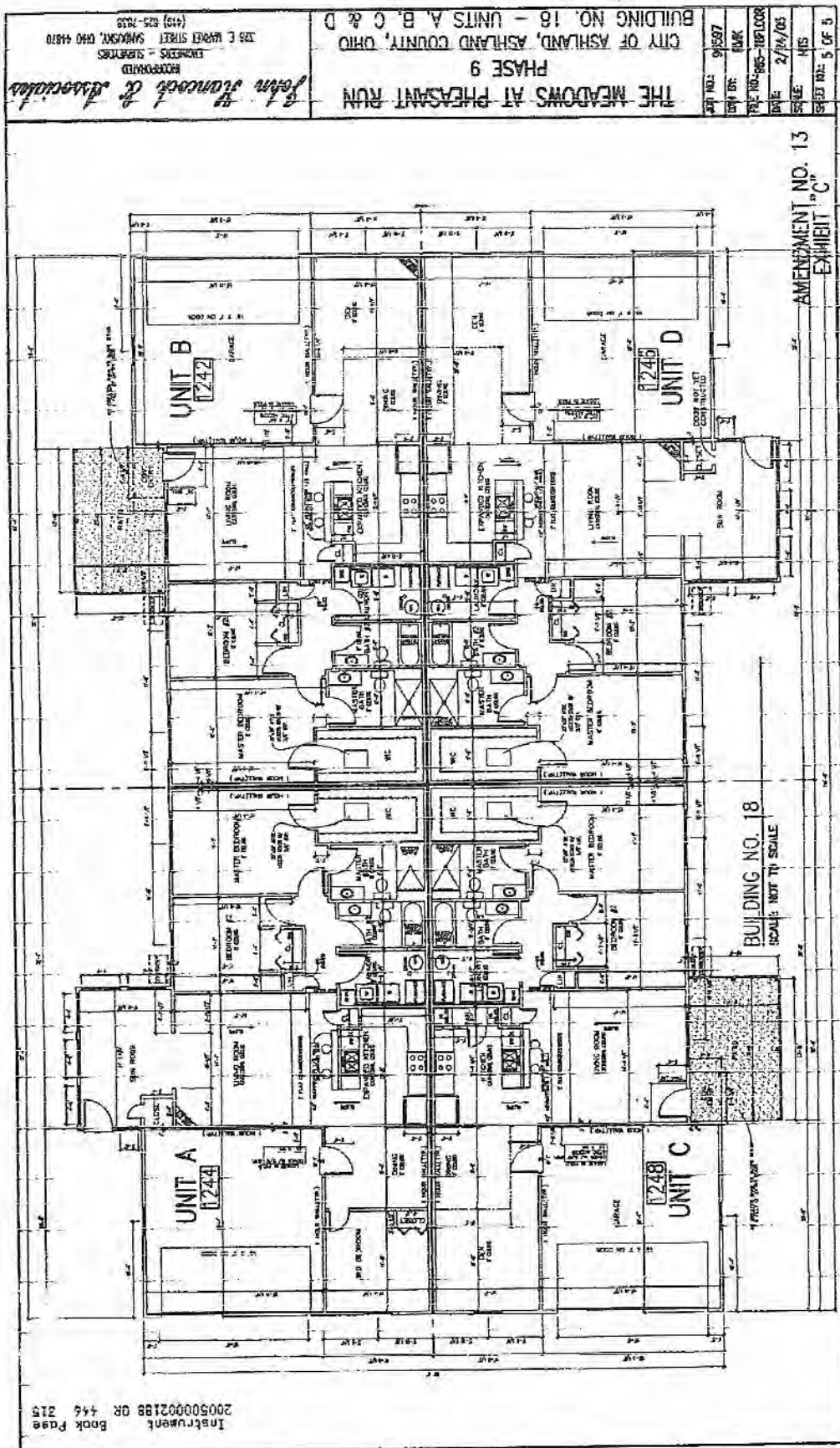
THE MEADOWS AT PHEASANT RUN  
 PHASE 9  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 BUILDING NO. 18 - UNITS A, B, C & D

DATE: 05/20/04  
 DRAWN BY: J. HANCOCK  
 FILE NO.: 000-04151  
 SCALE: 1/16" = 1'-0"  
 SHEET NO. 4 OF 5



AMENDMENT NO. 13  
 EXHIBIT C

APPROXIMATE ROOF  
 WITH FINISH



*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS, OHIO 44180  
 125 E MARKET STREET  
 CLEVELAND, OHIO 44114  
 (419) 525-7333

**THE MEADOWS AT PLEASANT RUN**  
**PHASE 9**  
**CITY OF ASHLAND, ASHLAND COUNTY, OHIO**  
**BUILDING NO. 18 - UNITS A, B, C & D**

APR 11/05	915/07
DATE	BOOK
FILE NO. 905-1801000	
DATE	2/14/05
SCALE	1/8" = 1'-0"
SHEET NO.	5 OF 5

AMENDMENT NO. 13  
 EXHIBIT "C"

BUILDING NO. 18  
 SCALE: NOT TO SCALE

Instrument Book Page  
 20050002188 OR 446 215


Requested by: Name 17/07/2005

**AMENDMENT NO. 14 TO DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

(Extension of Period to Expand Condominium)

This will certify that copies of this Amendment No. 14 to Declaration of Condominium Ownership has been filed in the office of the County Auditor, Ashland County, Ohio.

August 8, 2005

  
Philip H. Leibolt, County Auditor

Received for record \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock, \_\_\_ m. Recorded  
\_\_\_\_\_, 2005 in Volume \_\_\_\_\_, Page \_\_\_\_\_, Ashland  
County, Ohio Records.

Recorder's Fee: \$ \_\_\_\_\_

\_\_\_\_\_  
Barbara J. Harding  
County Recorder

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.  
Baker & Hostetler, LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

200500006800  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING  
08-08-2005 At 03:13 pm.  
AMENDMENT 40.00  
OR Book 468 Page 245 - 247

**AMENDMENT NO. 14 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**WHEREAS**, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

**WHEREAS**, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Declarant," is the successor to J & B Investment Co., Inc., as Declarant unto the Declaration;

**WHEREAS**, by Amendment No. 6 to Declaration of Condominium Ownership for the Meadows at Pheasant Run Condominiums and pursuant to Article XVII of the Declaration, Successor Declarant extended the period to expand the Condominium Property for an additional three (3) years; and

**WHEREAS**, Successor Declarant wishes to further extend the period to expand the Condominium Property for an additional three (3) years ending August 9, 2008 and has obtained the consent of the requisite Unit Owners.

**NOW, THEREFORE**, Successor Declarant hereby declares:

**Article I.**

Successor Declarant hereby extends its option to expand the Condominium Property for and additional three (3) years ending August 9, 2008. Successor Declarant certifies that it has obtained the requisite consents of Unit Owners, other than Successor Declarant, to this extension and Amendment which consents are on file in the office of the Association.

**Article II.**

For purposes of this Amendment and any and all prior Amendments to Declaration, the terms "Successor Declarant" and "Successor Developer" shall mean the successor in interest to Declarant under Declaration.



AMENDMENT NO. 15 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Building 16 and related Common Areas)

This will certify that copies of this Amendment No. 15 to Declaration of Condominium Ownership with the Description, Unit Information Sheet, and Drawings attached thereto as Exhibits A, B, and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

September 22, 2005



Philip H. Leibolt, County Auditor

Received for record September \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock, \_\_\_\_\_ m. Recorded September \_\_\_\_\_, 2005 in Volume \_\_\_\_\_, Page \_\_\_\_\_, Ashland County, Ohio.

Recorder's Fee: \$ \_\_\_\_\_

\_\_\_\_\_  
Barbara J. Harding  
County Recorder

200500008410  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING  
09-22-2005 At 03:26 PM.  
AMENDMENT 104.00  
DR Book 475 Page 317 - 327

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.  
Baker & Hostetler LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

SEP 22

RECEIVED

SEP 22 2005

PHILIP H. LEIBOLT  
ASHLAND COUNTY AUDITOR

**AMENDMENT NO. 15 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**WHEREAS**, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

**WHEREAS**, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the herein below described real estate having acquired the same from J & B Investment Co., Inc.; and is the Successor Developer under the Declaration; and

**WHEREAS**, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of an aggregate of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

**NOW, THEREFORE**, Successor Developer hereby declares:

**Article I. Legal Description of Additional Real Estate.**

A. The legal description of the real estate being added herein is attached as Exhibit

**Article II. General Description of the Buildings.**

The unit designation, layout, location, designation, approximate area, numbers of rooms, and dimensions of each unit and the layout, location, and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 15, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."





EXHIBIT "A"  
AMENDMENT NO. 15

200500003410 DR 475 320

DESCRIPTION OF PARCEL  
FOR  
THE MEADOWS AT PHEASANT RUN

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning for reference at a 1" inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with said centerline, the same being the east line of the Northwest Quarter of Section No. 21, a distance of 397.46 feet to a railroad spike found at the southeast corner of Phase 8 of the Meadows at Pheasant Run Condominium; thence, S 87°01'59" W with said Phase 8, a distance of 241.48 feet to a railroad spike found and the TRUE POINT OF BEGINNING for this description;

thence, S 19°50'38" E through remaining lands of The Meadows at Pheasant Run, a distance of 91.04 feet to a railroad spike set;

thence, with the arc of a curve to the right having a radius of 60.00 feet, a central angle of 23°40'18", an arc length of 24.79 feet, the chord of which bears S 8°00'29" E, a chord distance of 24.61 feet to railroad spike set;

thence, S 3°49'41" W through said lands, a distance of 198.42 feet to a 1/2" iron rod set;


thence, S 86°05'11" E with lands of Country Club Estates, Ph. 4, P.V. 1, Pg. 23, a distance of 198.17 feet to a 1/2" iron rod found in the centerline of Davis Road;

thence, N 3°49'52" E along said centerline, a distance of 334.76 feet to a railroad spike found;

thence, S 87°01'59" W with Phase 8 of the Meadows at Pheasant Run Condominium, a distance of 241.48 feet the point of beginning, containing 1.5166 acres of land, more or less, subject to easements of record.

This description was prepared from field surveys by John Hancock & Associates, Inc. Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.

  
John Hancock, P.S.

Date: 9/15/05



EXHIBIT B

AMENDMENT NO. 15 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
 FOR  
 THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 1-A		2	1.051	1.238%
Bldg. 1-B		2	1.051	1.238%
Bldg. 2-A		1	1.000	1.178%
Bldg. 2-B		1	1.000	1.178%
Bldg. 2-C		1	1.000	1.178%
Bldg. 2-D		1	1.000	1.178%
Bldg. 3-A		3	1.133	1.334%
Bldg. 3-B		1	1.000	1.178%
Bldg. 3-C		3	1.133	1.334%
Bldg. 3-D		1	1.000	1.178%
Bldg. 4-A		1	1.000	1.178%
Bldg. 4-B		1	1.000	1.178%
Bldg. 4-C		2	1.051	1.237%
Bldg. 4-D		2	1.051	1.237%
Bldg. 5-A		3	1.133	1.334%
Bldg. 5-B		3	1.133	1.334%
Bldg. 5-C		2	1.051	1.237%
Bldg. 5-D		2	1.051	1.237%
Bldg. 6-A		2	1.051	1.237%
Bldg. 6-B		1	1.000	1.178%
Bldg. 6-C		2	1.051	1.237%
Bldg. 6-D		1	1.000	1.178%
Bldg. 7-A		3	1.133	1.334%
Bldg. 7-B		1	1.000	1.178%
Bldg. 7-C		3	1.133	1.334%
Bldg. 7-D		1	1.000	1.178%
Bldg. 8-A		3	1.133	1.334%
Bldg. 8-B		3	1.133	1.334%
Bldg. 8-C		3	1.133	1.334%
Bldg. 8-D		3	1.133	1.334%
Bldg. 9-A		3	1.133	1.334%
Bldg. 9-B		3	1.133	1.334%
Bldg. 9-C		2	1.051	1.237%
Bldg. 9-D		2	1.051	1.237%
Bldg. 10-A		3	1.133	1.334%
Bldg. 10-B		3	1.133	1.334%
Bldg. 10-C		2	1.051	1.237%
Bldg. 10-D		2	1.051	1.237%
Bldg. 11-A		2	1.051	1.237%
Bldg. 11-B		2	1.051	1.237%
Bldg. 11-C		2	1.051	1.237%
Bldg. 11-D		2	1.051	1.237%

EXHIBIT B

AMENDMENT NO. 15 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 16-A		2	1.051	1.237%
Bldg. 16-B		2	1.051	1.237%
Bldg. 16-C		2	1.051	1.237%
Bldg. 16-D		2	1.051	1.237%
Bldg. 17-A		2	1.051	1.237%
Bldg. 17-B		2	1.051	1.237%
Bldg. 17-C		2	1.051	1.237%
Bldg. 17-D		2	1.051	1.237%
Bldg. 18-A		2	1.051	1.237%
Bldg. 18-B		2	1.051	1.237%
Bldg. 18-C		2	1.051	1.237%
Bldg. 18-D		2	1.051	1.237%
Bldg. 19-A		2	1.051	1.237%
Bldg. 19-B		2	1.051	1.237%
Bldg. 20-A		2	1.051	1.237%
Bldg. 20-B		2	1.051	1.237%
Bldg. 20-C		2	1.051	1.237%
Bldg. 20-D		2	1.051	1.237%
Bldg. 21-A		2	1.051	1.237%
Bldg. 21-B		2	1.051	1.237%
Bldg. 21-C		2	1.051	1.237%
Bldg. 21-D		2	1.051	1.237%
Bldg. 22-A		2	1.051	1.237%
Bldg. 22-B		2	1.051	1.237%
Bldg. 22-C		2	1.051	1.237%
Bldg. 22-D		2	1.051	1.237%
Bldg. 23-A		3	1.133	1.334%
Bldg. 23-B		3	1.133	1.334%
Bldg. 23-C		2	1.051	1.237%
Bldg. 23-D		2	1.051	1.237%
Bldg. 24-A		2	1.051	1.237%
Bldg. 24-B		2	1.051	1.237%
Bldg. 25-A		3	1.133	1.334%
Bldg. 25-B		3	1.133	1.334%
Bldg. 25-C		2	1.051	1.237%
Bldg. 25-D		2	1.051	1.237%
Bldg. 26-A		2	1.051	1.237%
Bldg. 26-B		2	1.051	1.237%
<b>TOTAL:</b>			<b>84.944</b>	<b>100.000%</b>

# AMENDMENT NO. 15 - EXHIBIT "C"

## THE MEADOWS AT PHEASANT RUN

### PHASE 10

#### CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA  
1.5186 AC. = 66,061 SF

**UNIT AREAS (FIRST FLOOR)**

BUILDING NO. 16	1,759 SF
UNIT A	1,647 SF
UNIT B	1,647 SF
UNIT C	1,647 SF
UNIT D	6,700 SF

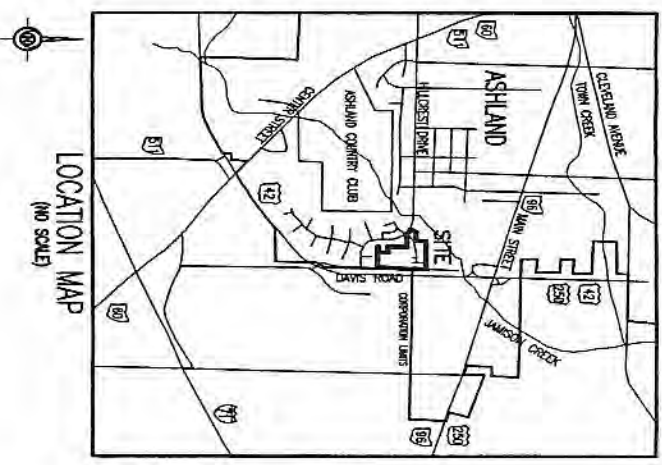
**LIMITED COMMON AREA**

BUILDING NO. 16	340 SF
UNIT A	483 SF
UNIT B	483 SF
UNIT C	483 SF
UNIT D	1,789 SF

**COMMON AREA**

TOTAL LOT AREA  
BUILDING AREA BUILDING NO. 16  
LIMITED COMMON AREA BUILDING NO. 16  
NET ADDITIONAL COMMON AREA  
THIS AMENDMENT

66,061 SF  
-6,700 SF  
-1,789 SF  
51,572 SF



**DESCRIPTION**

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

**ARCHITECT'S AND SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE WITHIN DRAWMINGS 1 THRU 5 CORRECTLY REPRESENT THE BUILDING AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES, INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

JOHN HANCOCK  
REGISTERED SURVEYOR NO. 6918

DATE: SEPTEMBER 15, 2005

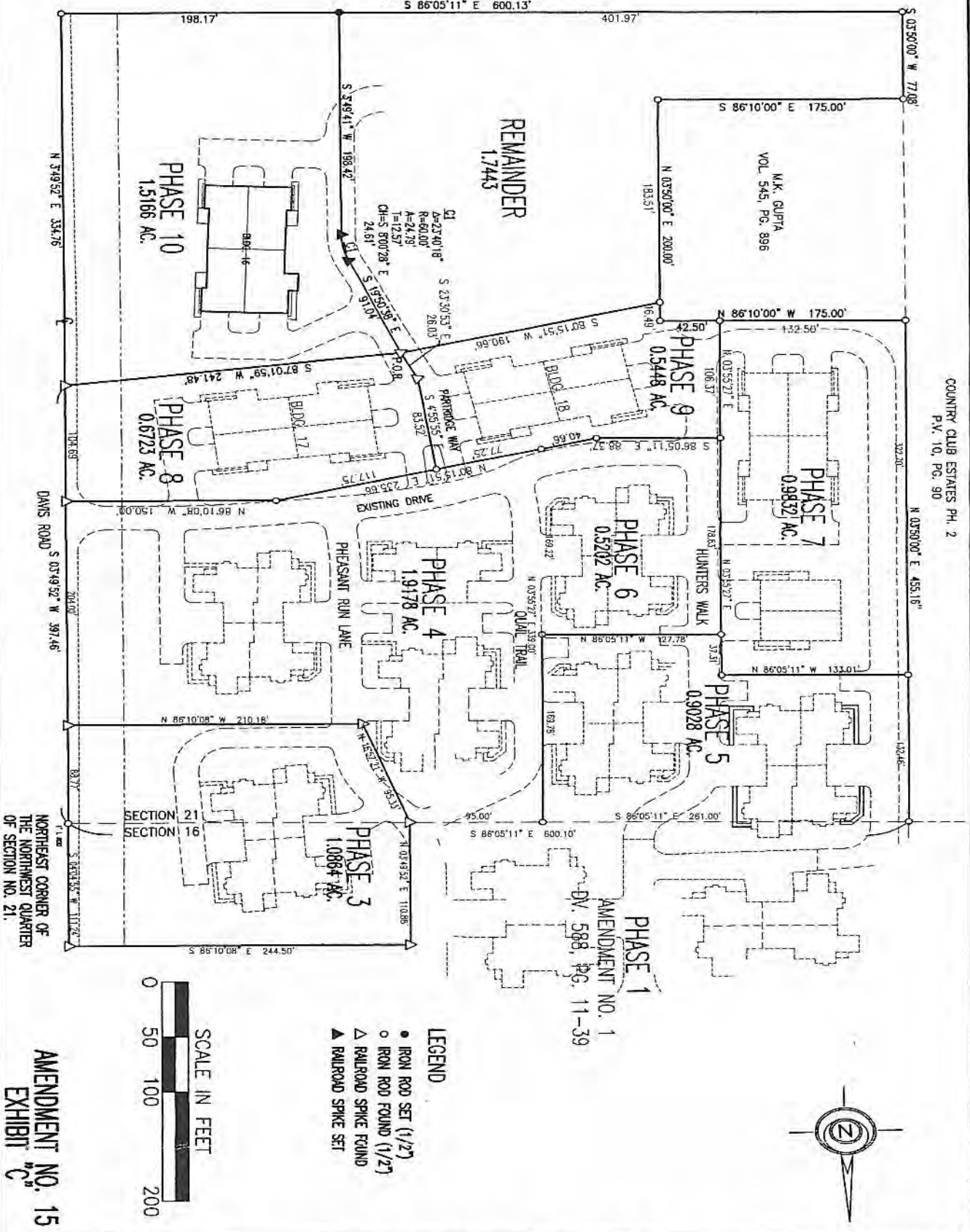
MARK W. RUBY  
REGISTERED ARCHITECT NO. 9199  
DATE: 9/15/05



AMENDMENT NO. 15  
EXHIBIT "C"

<p><b>THE MEADOWS AT PHEASANT RUN</b> PHASE 10 CITY OF ASHLAND, ASHLAND COUNTY, OHIO COVER SHEET</p>	<p><i>John Hancock &amp; Associates</i> INCORPORATED ENGINEERS - SURVEYORS 326 E. MARKET STREET SANDUSKY, OHIO 44870 (419) 625-7838</p>
<p>JOB NO.: 98597 DWN BY: RAK FILE NO.: 985014-CS DATE: 9/13/05 SCALE: NTS SHEET NO.: 1 OF 5</p>	

COUNTRY CLUB ESTATES PH. 4  
 PLAT CABINET 1, PG. 23  
 S 86°05'11" E 600.13'



NORTHEAST CORNER OF  
 THE NORTHWEST QUARTER  
 OF SECTION NO. 21.

AMENDMENT NO. 15  
 EXHIBIT C



- LEGEND**
- IRON ROD SET (1/2)
  - IRON ROD FOUND (1/2)
  - △ RAILROAD SPIKE FOUND
  - ▲ RAILROAD SPIKE SET

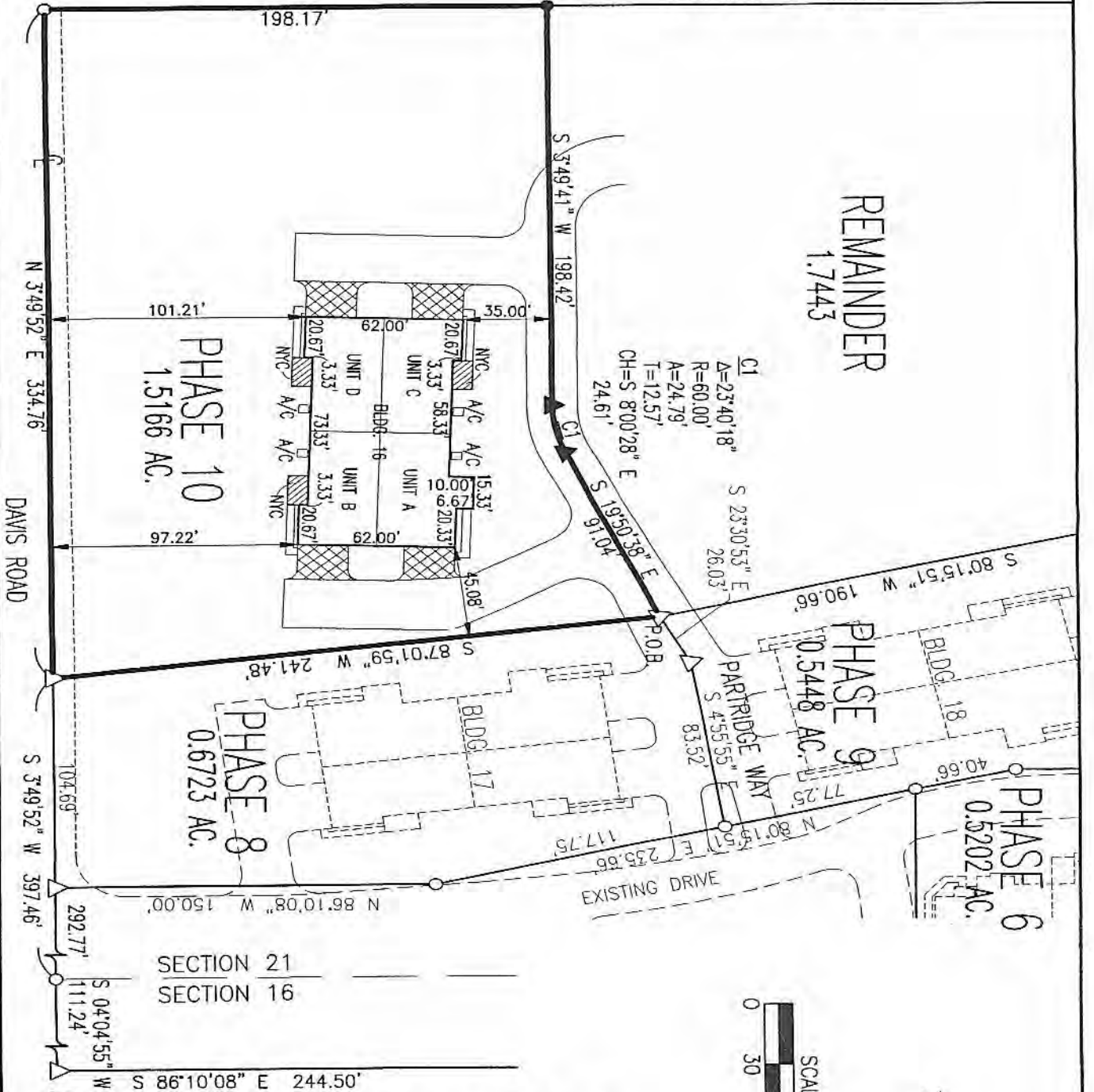
**THE MEADOWS AT PHEASANT RUN  
 PHASE 10**  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 825 7939

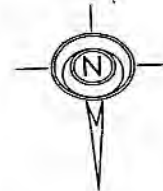
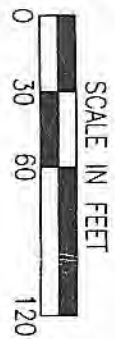
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FILE NO.:	969d14-ph0
DATE:	9/13/06
SCALE:	1" = 100'
SHEET NO.:	2 OF 5

COUNTRY CLUB ESTATES PH. 4  
 PLAT CABINET 1, PG. 23  
 S 86°05'11" E 600.13'

REMAINDER  
 1.7443



SECTION 21  
 SECTION 16



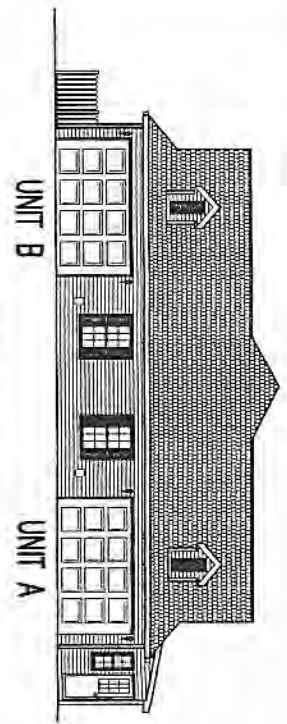
- LEGEND**
- IRON ROD SET (1/2")
  - IRON ROD FOUND (1/2")
  - △ RAILROAD SPIKE FOUND
  - ▲ RAILROAD SPIKE SET
  - ▨ PATIOS (TRP.) (LCA)
  - ☐ SUNROOM (INCL. WITH UNIT AREA)
  - ▤ LCA
  - ▨ LCA = LIMITED COMMON AREA
  - NYC = NOT YET CONSTRUCTED

AMENDMENT NO. 15  
 EXHIBIT "C"

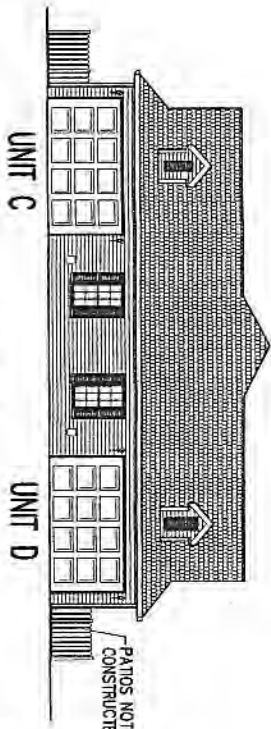
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DATE:	9/13/05
SCALE:	1" = 80'
SHEET NO.:	3 OF 5

THE MEADOWS AT PHEASANT RUN  
 PHASE 10  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 PHASE 10 - SITE PLAN

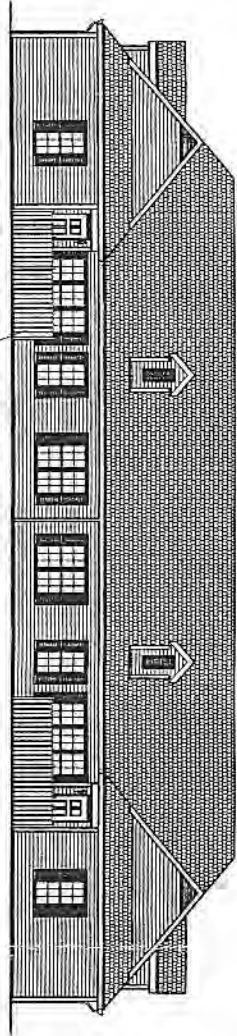
*John Hancock & Associates*  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838  
 INCORPORATED



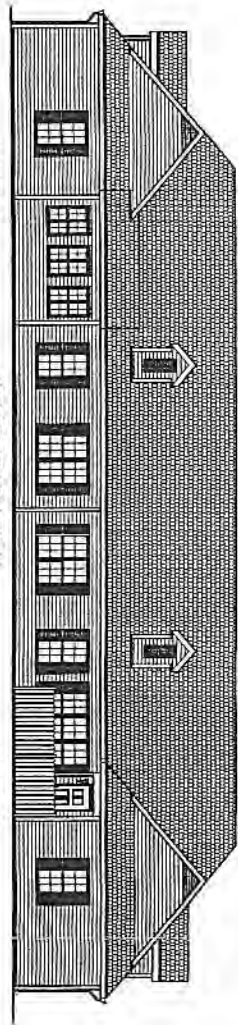
NORTH ELEVATION  
SCALE 1/16" = 1'-0"



SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



EAST ELEVATION  
SCALE 1/16" = 1'-0"



WEST ELEVATION  
SCALE 1/16" = 1'-0"

PATIOS NOT YET CONSTRUCTED (T.P.)

PATIOS NOT YET CONSTRUCTED (T.P.)

ASPHALT SHINGLE ROOF  
VINYL SIDING

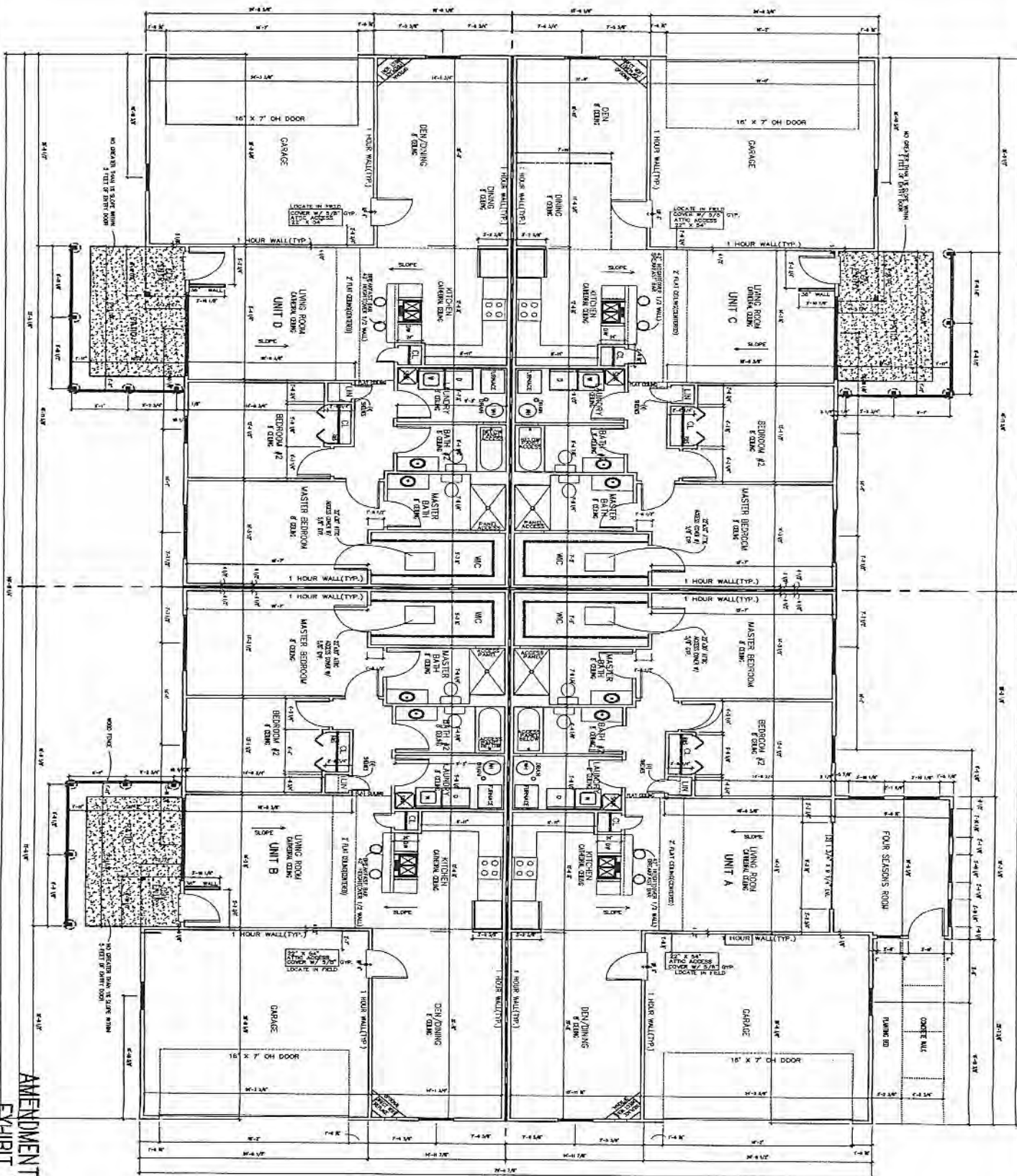
AMENDMENT NO. 15  
EXHIBIT "C"

THE MEADOWS AT PHEASANT RUN  
PHASE 10  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 16 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 823-7336

JOB NO.:	96597
DRN BR.:	RMK
FILE NO.:	88504-4W
DATE:	9/13/06
SCALE:	1/16" = 1'-0"
SHEET NO.:	4 OF 5





AMENDMENT NO. 15  
EXHIBIT "C"

JOB NO.:	96697
DRN BY:	RMK
FILE NO.:	655014-RW07
DATE:	8/19/05
SCALE:	N.T.S.
SHEET NO.:	5 OF 5

**THE MEADOWS AT PHEASANT RUN**  
**PHASE 10**  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
 BUILDING NO. 18 - UNITS A, B, C & D


*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838

AMENDMENT NO. 16 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Building 15 and related Common Areas) *Re-record to correct Bldg. No.  
Vol. 490 Pg. 715*

This will certify that copies of this Amendment No. 16 to Declaration of Condominium Ownership with the Description, Unit Information Sheet, and Drawings attached thereto as Exhibits A, B, and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

April 21, 2006

  
Philip H. Leibolt, County Auditor

Received for record April \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock, \_\_\_\_\_ m. Recorded April \_\_\_\_\_, 2006 in Volume \_\_\_\_\_, Page \_\_\_\_\_, Ashland County, Ohio.

\_\_\_\_\_  
Barbara J. Harding  
County Recorder

Recorder's Fee: \$ \_\_\_\_\_

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.  
Baker & Hostetler LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

200600003108  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING  
04-21-2006 At 03:00 pm.  
AMENDMENT 108.00  
DR Book 502 Page 954 - 964

**AMENDMENT NO. 16 TO DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**WHEREAS**, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

**WHEREAS**, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the herein below described real estate having acquired the same from J & B Investment Co., Inc.; and is the Successor Developer under the Declaration; and

**WHEREAS**, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of an aggregate of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

**NOW, THEREFORE**, Successor Developer hereby declares:

**Article I. Legal Description of Additional Real Estate.**

The legal description of the real estate being added herein is attached as Exhibit

A.

**Article II. General Description of the Buildings.**

The unit designation, layout, location, designation, approximate area, numbers of rooms, and dimensions of each unit and the layout, location, and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 16, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."



EXHIBIT B

AMENDMENT NO. 16 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 1-A	2		1.051	1.179%
Bldg. 1-B	2		1.051	1.179%
Bldg. 2-A	1		1.000	1.122%
Bldg. 2-B	1		1.000	1.122%
Bldg. 2-C	1		1.000	1.122%
Bldg. 2-D	1		1.000	1.122%
Bldg. 3-A	3		1.133	1.271%
Bldg. 3-B	1		1.000	1.122%
Bldg. 3-C	3		1.133	1.271%
Bldg. 3-D	1		1.000	1.122%
Bldg. 4-A	1		1.000	1.122%
Bldg. 4-B	1		1.000	1.122%
Bldg. 4-C	2		1.051	1.179%
Bldg. 4-D	2		1.051	1.179%
Bldg. 5-A	3		1.133	1.271%
Bldg. 5-B	3		1.133	1.271%
Bldg. 5-C	2		1.051	1.179%
Bldg. 5-D	2		1.051	1.179%
Bldg. 6-A	2		1.051	1.179%
Bldg. 6-B	1		1.000	1.122%
Bldg. 6-C	2		1.051	1.179%
Bldg. 6-D	1		1.000	1.122%
Bldg. 7-A	3		1.133	1.271%
Bldg. 7-B	1		1.000	1.122%
Bldg. 7-C	3		1.133	1.271%
Bldg. 7-D	1		1.000	1.122%
Bldg. 8-A	3		1.133	1.271%
Bldg. 8-B	3		1.133	1.271%
Bldg. 8-C	3		1.133	1.271%
Bldg. 8-D	3		1.133	1.271%
Bldg. 9-A	3		1.133	1.271%
Bldg. 9-B	3		1.133	1.271%
Bldg. 9-C	2		1.051	1.179%
Bldg. 9-D	2		1.051	1.179%
Bldg. 10-A	3		1.133	1.271%
Bldg. 10-B	3		1.133	1.271%
Bldg. 10-C	2		1.051	1.179%
Bldg. 10-D	2		1.051	1.179%
Bldg. 11-A	2		1.051	1.179%
Bldg. 11-B	2		1.051	1.179%
Bldg. 11-C	2		1.051	1.179%

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 11-D	2		1.051	1.179%
Bldg. 15-A	2		1.051	1.178%
Bldg. 15-B	2		1.051	1.178%
Bldg. 15-C	2		1.051	1.178%
Bldg. 15-D	2		1.051	1.178%
Bldg. 16-A	2		1.051	1.178%
Bldg. 16-B	2		1.051	1.178%
Bldg. 16-C	2		1.051	1.178%
Bldg. 16-D	2		1.051	1.178%
Bldg. 17-A	2		1.051	1.179%
Bldg. 17-B	2		1.051	1.179%
Bldg. 17-C	2		1.051	1.179%
Bldg. 17-D	2		1.051	1.179%
Bldg. 18-A	2		1.051	1.179%
Bldg. 18-B	2		1.051	1.179%
Bldg. 18-C	2		1.051	1.179%
Bldg. 18-D	2		1.051	1.179%
Bldg. 19-A	2		1.051	1.179%
Bldg. 19-B	2		1.051	1.179%
Bldg. 20-A	2		1.051	1.179%
Bldg. 20-B	2		1.051	1.179%
Bldg. 20-C	2		1.051	1.179%
Bldg. 20-D	2		1.051	1.179%
Bldg. 21-A	2		1.051	1.179%
Bldg. 21-B	2		1.051	1.179%
Bldg. 21-C	2		1.051	1.179%
Bldg. 21-D	2		1.051	1.179%
Bldg. 22-A	2		1.051	1.179%
Bldg. 22-B	2		1.051	1.179%
Bldg. 22-C	2		1.051	1.179%
Bldg. 22-D	2		1.051	1.179%
Bldg. 23-A	3		1.133	1.271%
Bldg. 23-B	3		1.133	1.271%
Bldg. 23-C	2		1.051	1.179%
Bldg. 23-D	2		1.051	1.179%
Bldg. 24-A	2		1.051	1.179%
Bldg. 24-B	2		1.051	1.179%
Bldg. 25-A	3		1.133	1.271%
Bldg. 25-B	3		1.133	1.271%
Bldg. 25-C	2		1.051	1.179%
Bldg. 25-D	2		1.051	1.179%
Bldg. 26-A	2		1.051	1.179%
Bldg. 26-B	2		1.051	1.179%
<b>TOTAL:</b>			<b>89.148</b>	<b>100.000%</b>

EXHIBIT "A"  
AMENDMENT NO. 16

DESCRIPTION OF PARCEL  
FOR  
THE MEADOWS AT PHEASANT RUN

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning for reference at a 1" inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with said centerline, the same being the east line of the Northwest Quarter of Section No. 21, a distance of 397.46 feet to a railroad spike found at the southeast corner of Phase 8, same being the northeast corner of Phase 10, of the Meadows at Pheasant Run Condominium; thence, S 87°01'59" W with said Phase 8 and Phase 10, a distance of 241.48 feet to a railroad spike found and the TRUE POINT OF BEGINNING for this description;

thence, S 19°50'38" E with Phase 10, a distance of 91.04 feet to a railroad spike found;

thence, with the arc of a curve to the right having a radius of 60.00 feet, a central angle of 23°40'18", an arc length of 24.79 feet, the chord of which bears S 8°00'28" E, a chord distance of 24.61 feet to railroad spike found;

thence, S 3°49'41" W with Phase 10, a distance of 198.42 feet to a 1/2" iron rod found;

thence, N 86°05'11" W with lands of Country Club Estates, Ph. 4, P.V. 1, Pg. 23, a distance of 114.98 feet to a 1/2" iron rod set;

thence, N 3°49'41" E through remaining lands of the Meadows at Pheasant Run Condominium, a distance of 288.02 feet to a 1/2" iron rod set;

thence, N 80°15'51" E with Phase 9 of the Meadows at Pheasant Run Condominium, a distance of 75.48 feet the point of beginning, containing 0.7467 acres of land, more or less, subject to easements of record.

This description was prepared from field surveys by John Hancock & Associates, Inc. Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.

*John Hancock*  
John Hancock, P.S.



Date: JANUARY 10, 2006

# AMENDMENT NO. 16 - EXHIBIT 'C'

# THE MEADOWS AT PHEASANT RUN

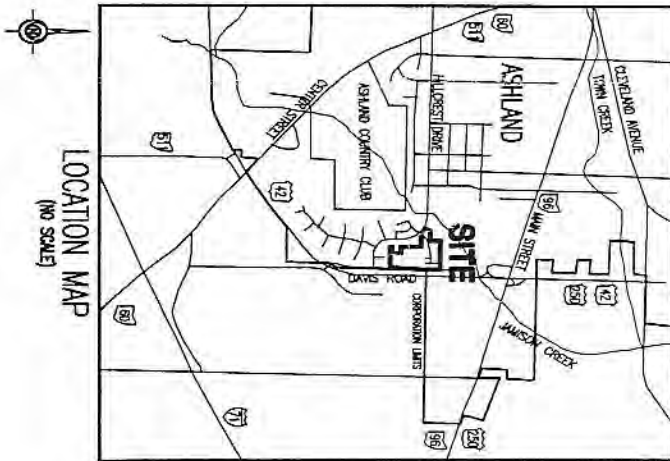
## PHASE 11

## CITY OF ASHLAND, ASHLAND COUNTY, OHIO

LOT AREA  
0.7467 AC. = 32,528 SF

UNIT AREAS (FIRST FLOOR)		LIMITED COMMON AREA	
BUILDING NO. 15		BUILDING NO. 15	
UNIT A	1,772 SF	UNIT A	375 SF
UNIT B	1,772 SF	UNIT B	365 SF
UNIT C	1,626 SF	UNIT C	518 SF
UNIT D	1,626 SF	UNIT D	505 SF
	6,796 SF		1,763 SF

COMMON AREA	
TOTAL LOT AREA	32,528 SF
BUILDING AREA BUILDING NO. 16	-6,796 SF
LIMITED COMMON AREA BUILDING NO. 16	-1,763 SF
NET ADDITIONAL COMMON AREA THIS AMENDMENT	23,969 SF



**DESCRIPTION**  
SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

**ARCHITECT'S AND SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 5 CORRECTLY REPRESENT THE BUILDING AS CONSTRUCTED AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

*John Hancock*  
JOHN HANCOCK  
REGISTERED SURVEYOR NO. 6918  
DATE: JANUARY 10, 2006



*Mark W. Ruby*  
MARK W. RUBY  
REGISTERED ARCHITECT NO. 9199  
DATE: 1/10/06

AMENDMENT NO. 16  
EXHIBIT 'C'

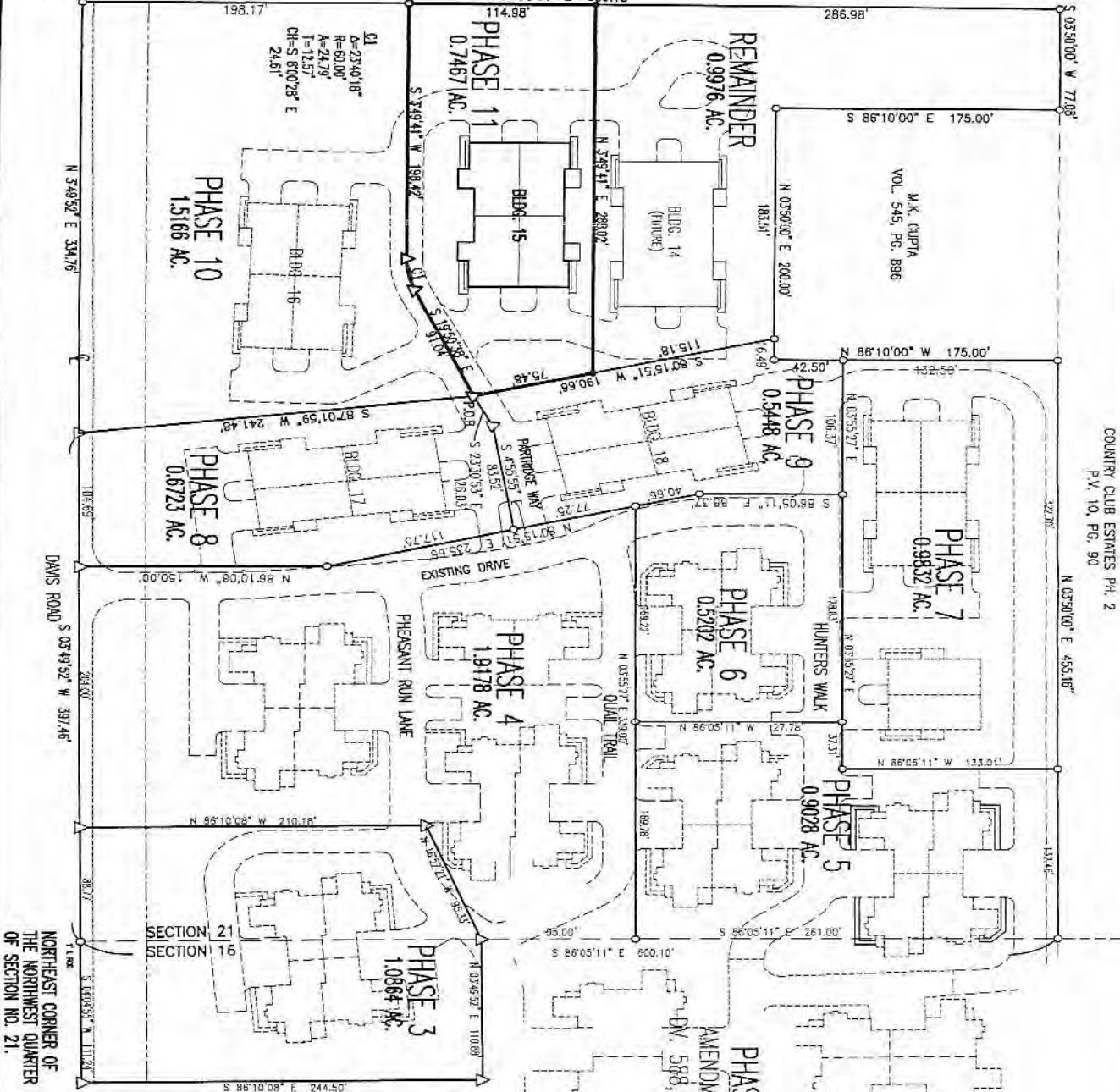
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SCALE:	1"=10'
FILE NO.:	96397-S
SHEET NO.:	1 OF 5

**THE MEADOWS AT PHEASANT RUN**  
PHASE 11  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
COVER SHEET

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7638



COUNTRY CLUB ESTATES PH. 4  
 PLAT CABINET 1, PG. 23  
 S 86°05'11" E 600.13'



COUNTRY CLUB ESTATES PH. 2  
 P.V. 10, PG. 90

NORTH EAST CORNER OF  
 THE NORTHWEST QUARTER  
 OF SECTION NO. 21.



- LEGEND
- IRON ROD SET (1/2")
  - IRON ROD FOUND (1/2")
  - △ RAILROAD SPIKE FOUND
  - ▲ RAILROAD SPIKE SET

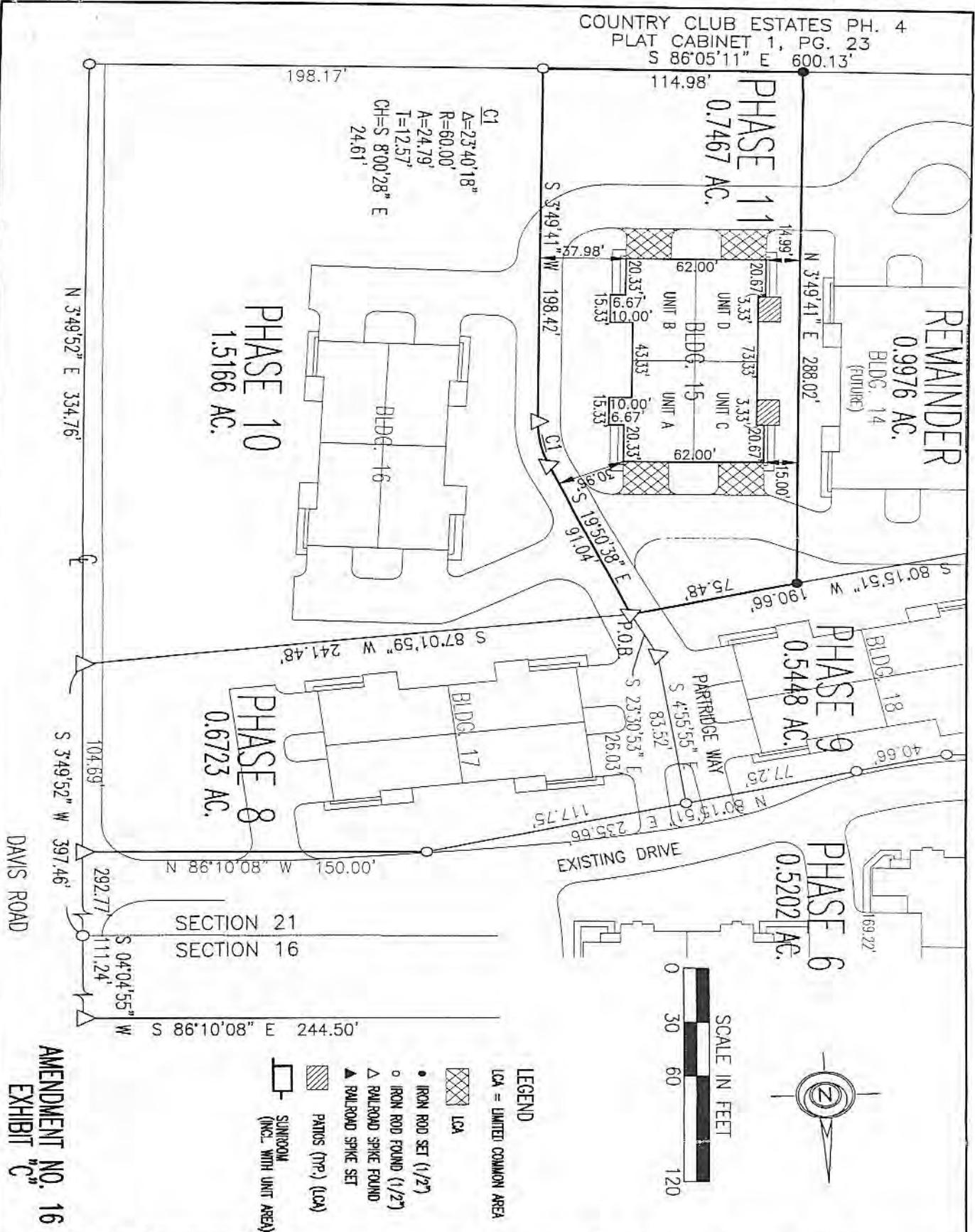
AMENDMENT NO. 16  
 EXHIBIT "C"

JOB NO.:	96597
DATE:	1/09/06
FILE NO.:	960016-ph11
DRN. BY:	RMK
SCALE:	1" = 100'
SHEET NO.:	2 OF 5

THE MEADOWS AT PHEASANT RUN  
 PHASE 11  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7836

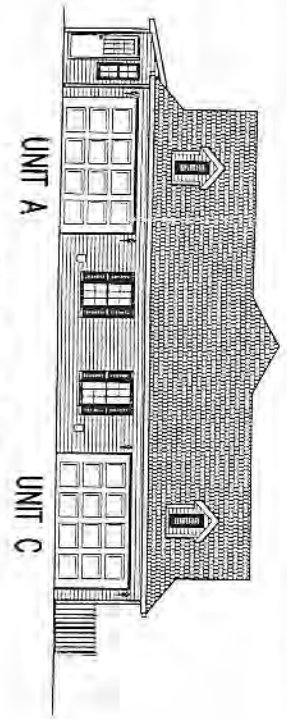
COUNTRY CLUB ESTATES PH. 4  
 PLAT CABINET 1, PG. 23  
 S 86°05'11" E 600.13'



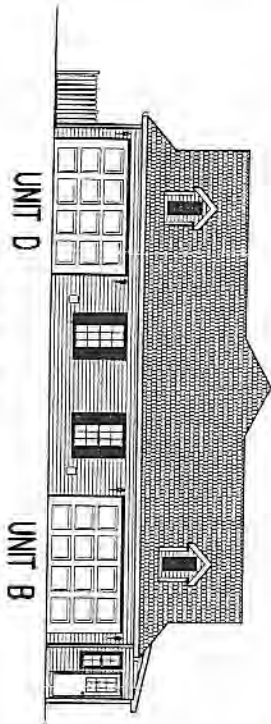
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 FILE NO.: 955016-106  
 DATE: 1/09/06  
 SCALE: 1" = 60'  
 SHEET NO.: 3 OF 5

**THE MEADOWS AT PHEASANT RUN**  
**PHASE 11**  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
**PHASE 10 - SITE PLAN**

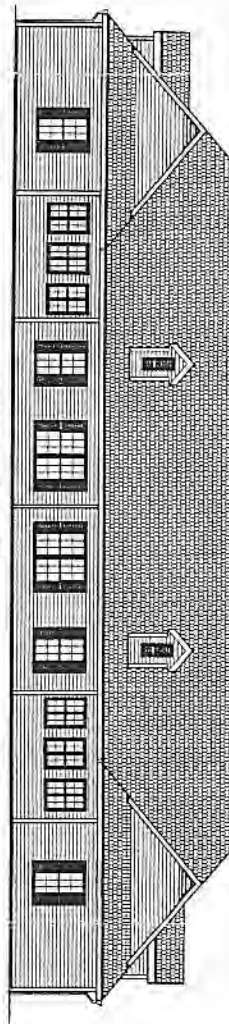
*John Hancock & Associates*  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838  
 INCORPORATED



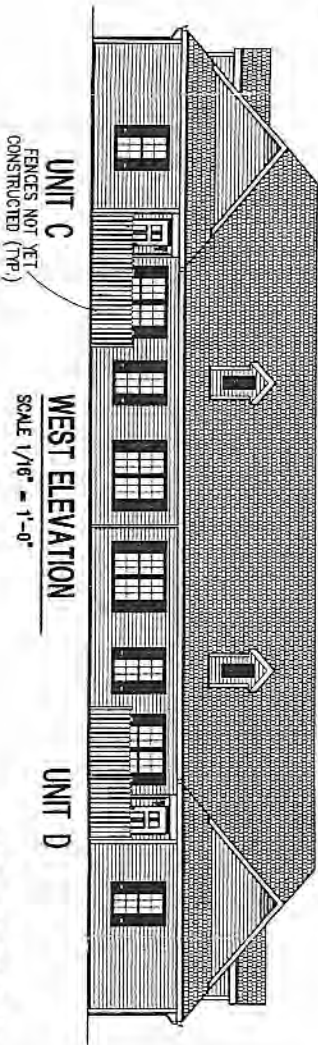
NORTH ELEVATION  
SCALE 1/16" = 1'-0"



SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



EAST ELEVATION  
SCALE 1/16" = 1'-0"



WEST ELEVATION  
SCALE 1/16" = 1'-0"

UNIT C  
FENCES NOT YET  
CONSTRUCTED (TYP.)

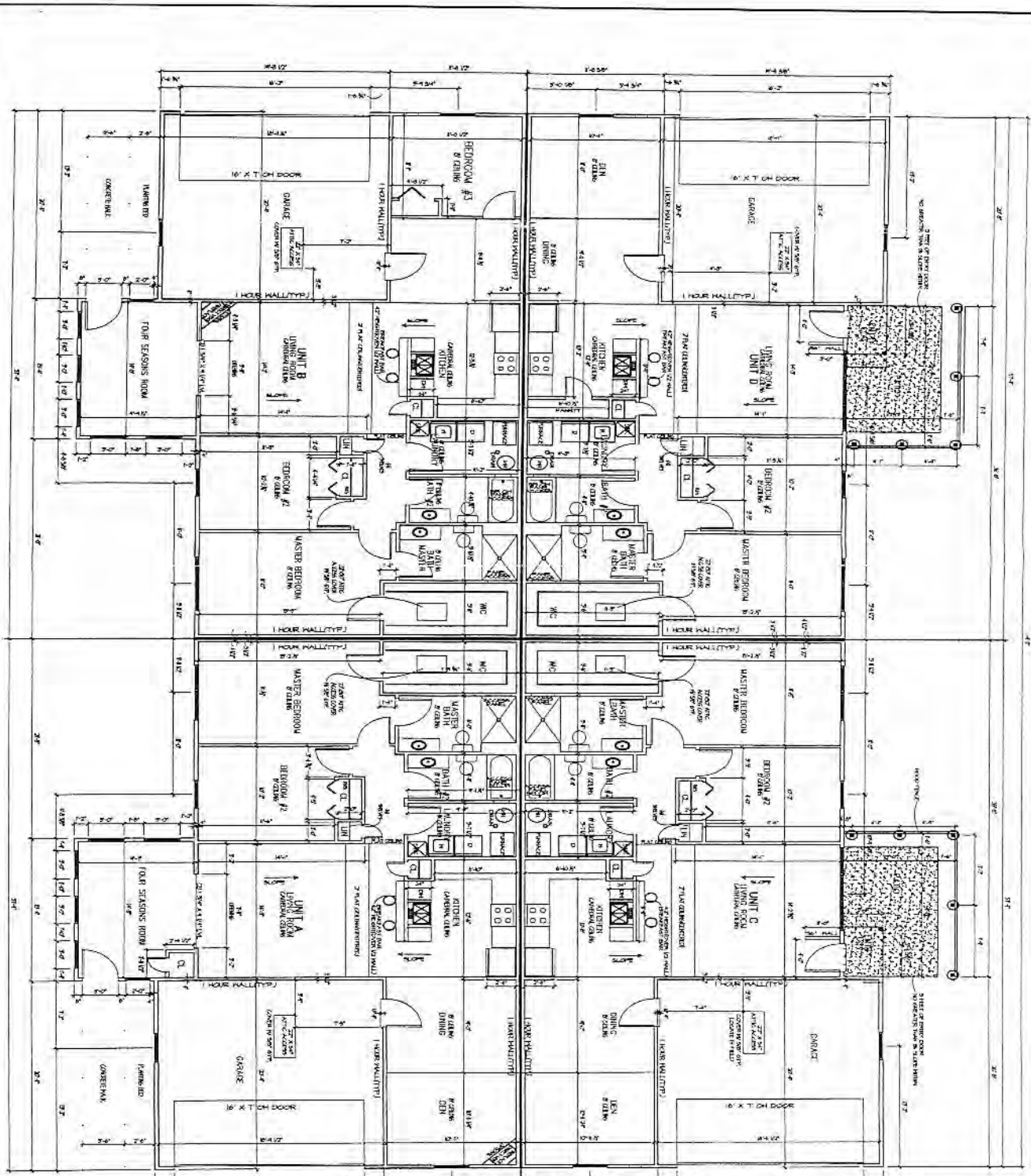
ASPHALT SHINGLE ROOF  
VINYL SIDING

AMENDMENT NO. 16  
EXHIBIT C

JOB NO.	98597
DATE	1/09/08
FILE NO.	98597-6-08
SCALE	1/16" = 1'-0"
SHEET NO.	4 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 11  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 15 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7638



AMENDMENT NO. 16  
EXHIBIT 'C'

JOB NO.:	9697
DATE:	1/25/06
SCALE:	N/S
SHEET NO.:	5 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 11  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 15 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

## EXHIBIT B

AMENDMENT NO. 17 TO DECLARATION OF CONDOMINIUMS OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

## UNIT INFORMATION SHEET

Unit Designation	Unit Type		
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)	3 (Three Bedroom - 2 Car Garage)
		Par Value	Undivided Interest
Bldg. 1-A	2	1.051	1.127%
Bldg. 1-B	2	1.051	1.127%
Bldg. 2-A	1	1.000	1.071%
Bldg. 2-B	1	1.000	1.071%
Bldg. 2-C	1	1.000	1.071%
Bldg. 2-D	1	1.000	1.071%
Bldg. 3-A	3	1.133	1.213%
Bldg. 3-B	1	1.000	1.071%
Bldg. 3-C	3	1.133	1.213%
Bldg. 3-D	1	1.000	1.071%
Bldg. 4-A	1	1.000	1.071%
Bldg. 4-B	1	1.000	1.071%
Bldg. 4-C	2	1.051	1.126%
Bldg. 4-D	2	1.051	1.126%
Bldg. 5-A	3	1.133	1.213%
Bldg. 5-B	3	1.133	1.213%
Bldg. 5-C	2	1.051	1.126%
Bldg. 5-D	2	1.051	1.126%
Bldg. 6-A	2	1.051	1.126%
Bldg. 6-B	1	1.000	1.071%
Bldg. 6-C	2	1.051	1.126%
Bldg. 6-D	1	1.000	1.071%
Bldg. 7-A	3	1.133	1.213%
Bldg. 7-B	1	1.000	1.071%
Bldg. 7-C	3	1.133	1.213%
Bldg. 7-D	1	1.000	1.071%
Bldg. 8-A	3	1.133	1.213%
Bldg. 8-B	3	1.133	1.213%
Bldg. 8-C	3	1.133	1.213%
Bldg. 8-D	3	1.133	1.213%
Bldg. 9-A	3	1.133	1.213%
Bldg. 9-B	3	1.133	1.213%
Bldg. 9-C	2	1.051	1.126%
Bldg. 9-D	2	1.051	1.126%
Bldg. 10-A	3	1.133	1.213%
Bldg. 10-B	3	1.133	1.213%
Bldg. 10-C	2	1.051	1.126%
Bldg. 10-D	2	1.051	1.126%
Bldg. 11-A	2	1.051	1.126%
Bldg. 11-B	2	1.051	1.126%
Bldg. 11-C	2	1.051	1.126%

Unit Designation	Unit Type		Par Value	Undivided Interest
	1 (Two Bedroom - 1 Car Garage)	2 (Two Bedroom - 2 Car Garage)		
Bldg. 11-D	2		1.051	1.126%
Bldg. 14-A	2		1.051	1.126%
Bldg. 14-B	2		1.051	1.126%
Bldg. 14-C	2		1.051	1.126%
Bldg. 14-D	2		1.051	1.126%
Bldg. 15-A	2		1.051	1.126%
Bldg. 15-B	2		1.051	1.126%
Bldg. 15-C	2		1.051	1.126%
Bldg. 15-D	2		1.051	1.126%
Bldg. 16-A	2		1.051	1.126%
Bldg. 16-B	2		1.051	1.126%
Bldg. 16-C	2		1.051	1.126%
Bldg. 16-D	2		1.051	1.126%
Bldg. 17-A	2		1.051	1.126%
Bldg. 17-B	2		1.051	1.126%
Bldg. 17-C	2		1.051	1.126%
Bldg. 17-D	2		1.051	1.126%
Bldg. 18-A	2		1.051	1.126%
Bldg. 18-B	2		1.051	1.126%
Bldg. 18-C	2		1.051	1.126%
Bldg. 18-D	2		1.051	1.126%
Bldg. 19-A	2		1.051	1.127%
Bldg. 19-B	2		1.051	1.127%
Bldg. 20-A	2		1.051	1.126%
Bldg. 20-B	2		1.051	1.126%
Bldg. 20-C	2		1.051	1.126%
Bldg. 20-D	2		1.051	1.126%
Bldg. 21-A	2		1.051	1.126%
Bldg. 21-B	2		1.051	1.126%
Bldg. 21-C	2		1.051	1.126%
Bldg. 21-D	2		1.051	1.126%
Bldg. 22-A	2		1.051	1.126%
Bldg. 22-B	2		1.051	1.126%
Bldg. 22-C	2		1.051	1.126%
Bldg. 22-D	2		1.051	1.126%
Bldg. 23-A	3		1.133	1.213%
Bldg. 23-B	3		1.133	1.213%
Bldg. 23-C	2		1.051	1.126%
Bldg. 23-D	2		1.051	1.126%
Bldg. 24-A	2		1.051	1.127%
Bldg. 24-B	2		1.051	1.127%
Bldg. 25-A	3		1.133	1.213%
Bldg. 25-B	3		1.133	1.213%
Bldg. 25-C	2		1.051	1.126%
Bldg. 25-D	2		1.051	1.126%
Bldg. 26-A	2		1.051	1.126%
Bldg. 26-B	2		1.051	1.126%
<b>TOTAL:</b>			<b>93.352</b>	<b>100.000%</b>

EXHIBIT "A"  
AMENDMENT NO. 17

DESCRIPTION OF PARCEL  
FOR  
THE MEADOWS AT PHEASANT RUN

Situate in the State of Ohio, County of Ashland, Township of Montgomery, City of Ashland, and being part of the Northwest Quarter of Section No. 21, and being more particularly described as follows:

Beginning for reference at a 1" inch iron rod found in the centerline of Davis Road at the Northeast corner of the Northwest Quarter of Section No. 21; thence, S 3°49'52" W with said centerline, the same being the east line of the Northwest Quarter of Section No. 21, a distance of 397.46 feet to a railroad spike found at the southeast corner of Phase 8, same being the northeast corner of Phase 10, of the Meadows at Pheasant Run Condominium; thence, S 87°01'59" W with said Phase 8 and Phase 10, a distance of 241.48 feet to a railroad spike found at the northwest corner of Phase 10, the same being the northeast corner of Phase 11 and the southeast corner of Phase 9, of the Meadows at Pheasant Run Condominium; thence, N 80°15'51" E with said Phase 9 and Phase 11, a distance of 75.48 feet to ½" iron rod found and the TRUE POINT OF BEGINNING for this description;

thence, S 3°49'41" W with Phase 11, a distance of 288.02 feet to a 1/2" iron rod found;

thence, N 86°05'11" W with lands of Country Club Estates, Ph. 4, P.V. 1, Pg. 23, a distance of 286.98 feet to a ½" iron rod found;

thence, N 3°50'00" E with said lands, a distance of 77.08 feet to a ½" iron rod found;

thence, S 86°10'00" W with lands of M.K. Gupta, D.V. 545, Pg. 896, a distance of 175.00 feet to a 1/2" iron rod found;

thence, N 3°50'00" E with said lands, a distance of 183.51 feet to a ½" iron rod found;

thence, N 80°15'51" E with said Phase 9, a distance of 115.18 feet to the point of beginning, containing 1.0155 acres of land, more or less, subject to easements of record.

This description was prepared from field surveys by John Hancock & Associates, Inc. Bearings are based on the east line of the Northwest Quarter of Section No. 21 bearing S 3°49' 52" W.

John Hancock & Associates, Inc.

*John Hancock*  
John Hancock, P.S.

Date: APRIL 11, 2006



AMENDMENT NO. 17 TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

(Addition of Building 14 and related Common Areas)

This will certify that copies of this Amendment No. 17 to Declaration of Condominium Ownership with the Description, Unit Information Sheet, and Drawings attached thereto as Exhibits A, B, and C, respectively, have been filed in the office of the County Auditor, Ashland County, Ohio.

April 12, 2006

*Philip H Leibolt*  
Philip H. Leibolt, County Auditor  
*Kay Humrichouser*  
Deputy

Received for record April \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock, \_\_\_\_\_ m. Recorded April \_\_\_\_\_, 2006 in Volume \_\_\_\_\_, Page \_\_\_\_\_, Ashland County, Ohio.

\_\_\_\_\_  
Barbara J. Harding  
County Recorder

Recorder's Fee: \$ \_\_\_\_\_

This Instrument Prepared By:

Lawrence V. Lindberg, Esq.  
Baker & Hostetler LLP  
1900 East Ninth Street, Suite 3200  
Cleveland, Ohio 44114-3485  
(216) 621-0200

200600002838  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING  
04-12-2006 At 03:19 pm.  
AMENDMENT 100.00  
OR Book 501 Page 861 - 871



**AMENDMENT NO. 17 TO DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

**WHEREAS**, The Meadows at Pheasant Run Condominiums is a condominium development pursuant to the laws of the State of Ohio, having been created by Declaration and By-Laws of The Meadows at Pheasant Run Condominiums recorded on August 9, 1994 in Volume 585, Pages 848-899 of the Deed Records of Ashland County, Ohio, as such Declaration has been amended to date;

**WHEREAS**, The Meadows at Pheasant Run, Ltd., an Ohio limited liability company, with offices at 35290 Detroit Road, Avon, Ohio 44011-1634, hereafter referred to as "Successor Developer," is the owner in fee simple of the herein below described real estate having acquired the same from J & B Investment Co., Inc.; and is the Successor Developer under the Declaration; and

**WHEREAS**, pursuant to Article XVII of the Declaration, Successor Developer is exercising its option to expand the Condominium Property by adding contiguous real estate upon which there is one (1) building consisting of an aggregate of four (4) units and related common areas, to the provisions of the Declaration and Section 5311 of the Ohio Revised Code.

**NOW, THEREFORE**, Successor Developer hereby declares:

**Article I. Legal Description of Additional Real Estate.**

A. The legal description of the real estate being added herein is attached as Exhibit

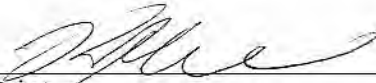
**Article II. General Description of the Buildings.**

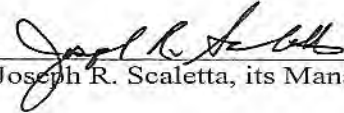
The unit designation, layout, location, designation, approximate area, numbers of rooms, and dimensions of each unit and the layout, location, and dimensions of the common areas and facilities to be added, insofar as it is graphically possible, are shown on the set of drawings prepared by John Hancock, Engineer and Surveyor of Sandusky, Ohio. Said drawings are attached hereto as "Amendment No. 17, Exhibit C." The percentage of interest of each such unit is attached hereto as "Exhibit B."

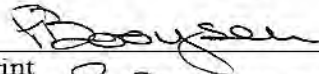
**IN WITNESS WHEREOF**, said limited liability company has hereunto set its hand this 11<sup>th</sup> day of April, 2006

Signed and acknowledged in  
The presence of:

**THE MEADOWS AT PHEASANT RUN, LTD.**

  
\_\_\_\_\_  
Print  
Name R.T. Wagner

By   
\_\_\_\_\_  
Joseph R. Scaletta, its Managing Member


  
\_\_\_\_\_  
Print  
Name P. BOOYSEN

STATE OF OHIO                    )  
  )  
COUNTY OF Wesley            )

SS:

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named **The Meadows at Pheasant Run, Ltd.**, by Joseph R. Scaletta, its Managing Member, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed individually and the free act and deed of said Ohio limited liability company.

**IN TESTIMONY WHEREOF**, I have hereunto set my name and official seal  
this 11<sup>th</sup> day of April, 2006.

  
\_\_\_\_\_  
Notary Public

**R. JOSEPH WAGNER, Notary Public**  
In and for the State of Ohio  
My Commission Expires 06.19.07

# AMENDMENT NO. 17 - EXHIBIT 'C'

# THE MEADOWS AT PHEASANT RUN

## PHASE 12

## CITY OF ASHLAND, ASHLAND COUNTY, OHIO

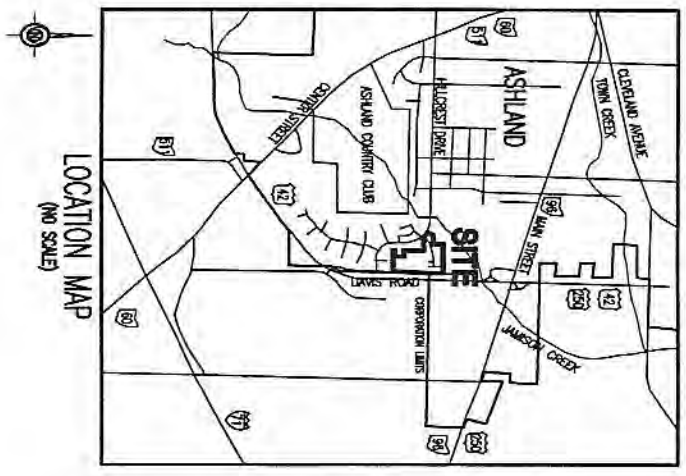
LOT AREA  
1.0155 AC. = 44,235 SF

UNIT AREAS (FIRST FLOOR)		LIMITED COMMON AREA	
UNIT	AREA (SF)	UNIT	AREA (SF)
BUILDING NO. 14		BUILDING NO. 14	
UNIT A	1,626 SF	UNIT A	511 SF
UNIT B	1,626 SF	UNIT B	567 SF
UNIT C	1,626 SF	UNIT C	559 SF
UNIT D	1,626 SF	UNIT D	651 SF
	6,504 SF		2,288 SF

**COMMON AREA**

TOTAL LOT AREA  
BUILDING AREA BUILDING NO. 14  
LIMITED COMMON AREA BUILDING NO. 14  
NET ADDITIONAL COMMON AREA  
THIS AMENDMENT

44,235 SF  
-6,504 SF  
-2,288 SF  
35,443 SF



**DESCRIPTION**

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 21.

**ARCHITECT'S AND SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 5 CORRECTLY REPRESENT THE BUILDING AS CONSTRUCTED AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF JOHN HANCOCK & ASSOCIATES, INC., AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4, SECTION 21, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

*John Hancock*  
JOHN HANCOCK  
REGISTERED SURVEYOR NO. 6918  
DATE: APRIL 11, 2006

*Mark W. Ruby*  
MARK W. RUBY  
REGISTERED ARCHITECT NO. 9199  
DATE: 4/11/06



**AMENDMENT NO. 17**  
**EXHIBIT 'C'**

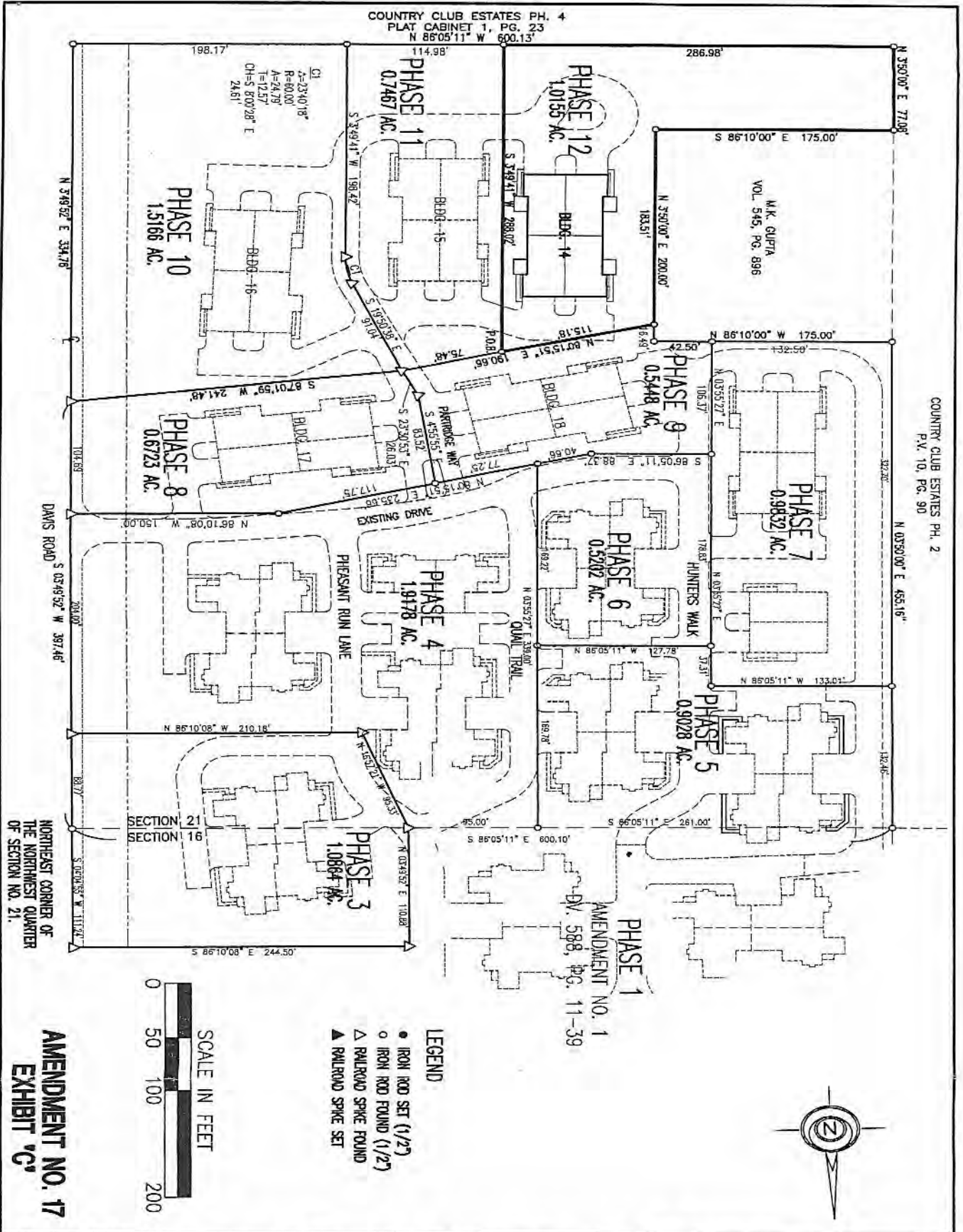
JOB NO.:	9897
DRAWING NO.:	1A
FILE NO.:	98517-CS
DATE:	4/07/06
SCALE:	1"=10'
SHEET NO.:	1 OF 5

**THE MEADOWS AT PHEASANT RUN**  
**PHASE 12**  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
**COVER SHEET**

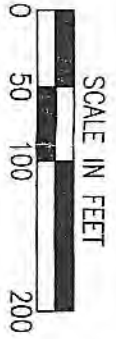
*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

COUNTRY CLUB ESTATES PH. 4  
 PLAT CABINET 3, PG. 23  
 N 85°05'11" W 600.13'

COUNTRY CLUB ESTATES PH. 2  
 P.V. 10, PG. 90



NORTHEAST CORNER OF  
 THE NORTHWEST QUARTER  
 OF SECTION NO. 21.



- LEGEND**
- IRON ROD SET (1/2")
  - IRON ROD FOUND (1/2")
  - △ RAILROAD SPIKE FOUND
  - ▲ RAILROAD SPIKE SET

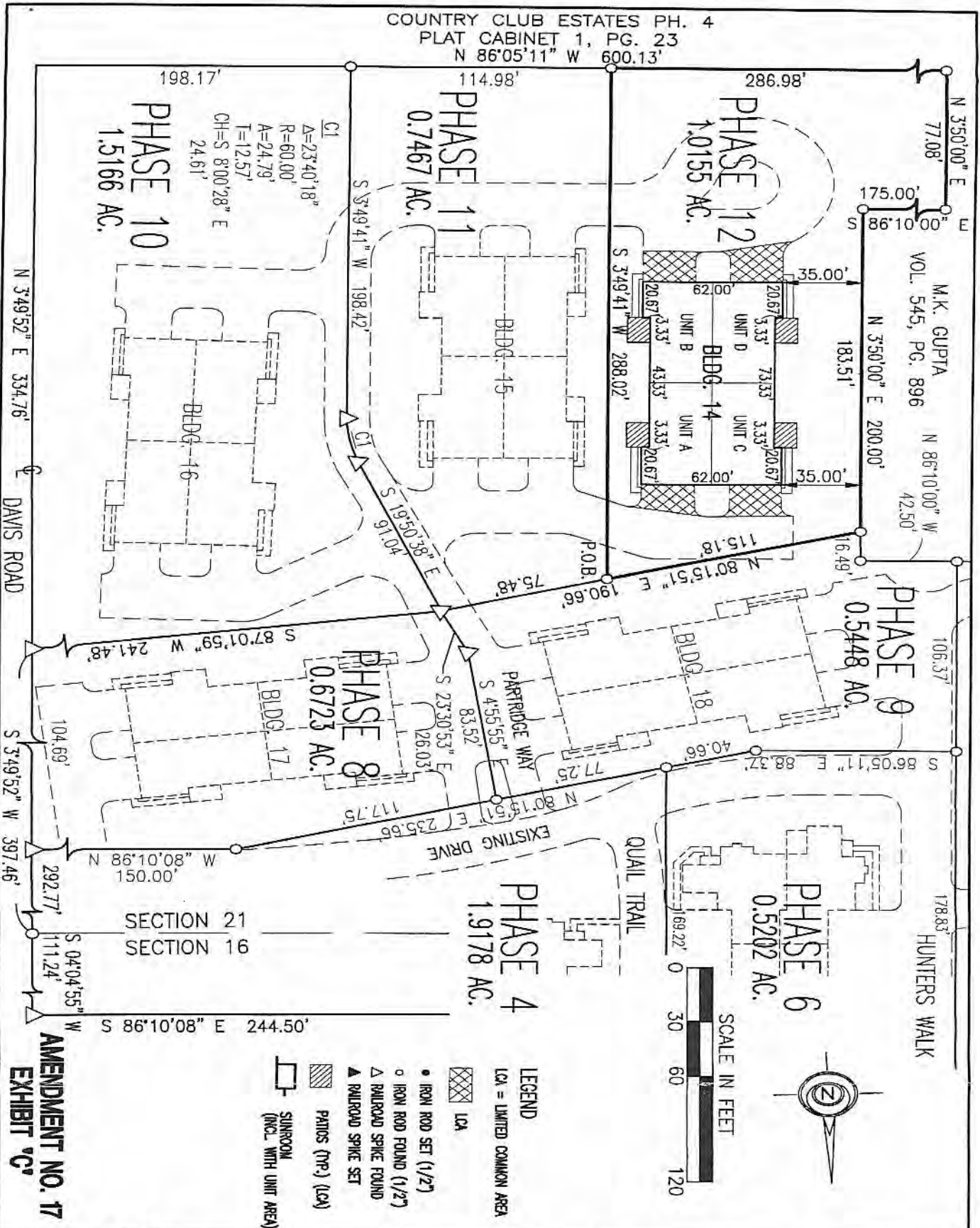
**AMENDMENT NO. 17  
 EXHIBIT 'C'**

JOB NO.	98897
DRAWN BY	ABE
FILE NO.	98897-17-AM17
DATE	4/07/08
SCALE	1" = 100'
SHEET NO.	2 OF 5

**THE MEADOWS AT PHEASANT RUN  
 PHASE 12**  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7838

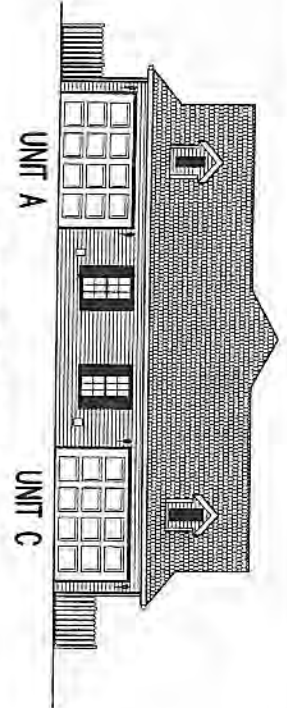
COUNTRY CLUB ESTATES PH. 4  
 PLAT CABINET 1, PG. 23  
 N 86°05'11" W 600.13'



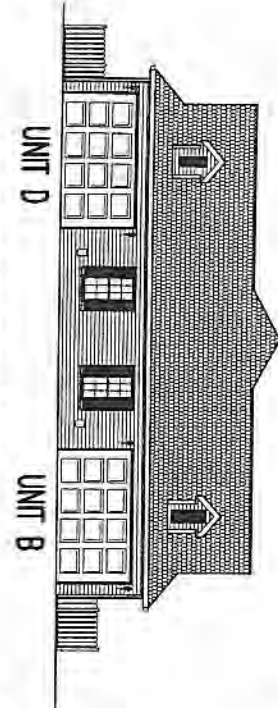
**THE MEADOWS AT PHEASANT RUN**  
**PHASE 12**  
 CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
**PHASE 12 - SITE PLAN**

*John Hancock & Associates*  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
 (419) 625-7839  
 INCORPORATED

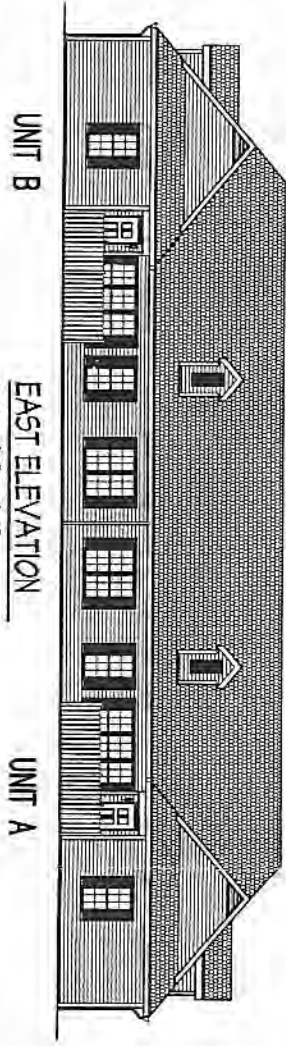
JOB NO.	96591
DRN. NO.	RNK
FILE NO.	965017-106
DATE	4/07/06
SCALE	1" = 50'
SHEET NO.	3 OF 5



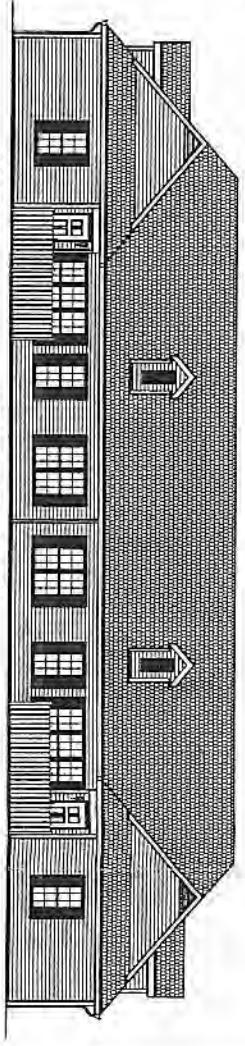
NORTH ELEVATION  
SCALE 1/16" = 1'-0"



SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



EAST ELEVATION  
SCALE 1/16" = 1'-0"



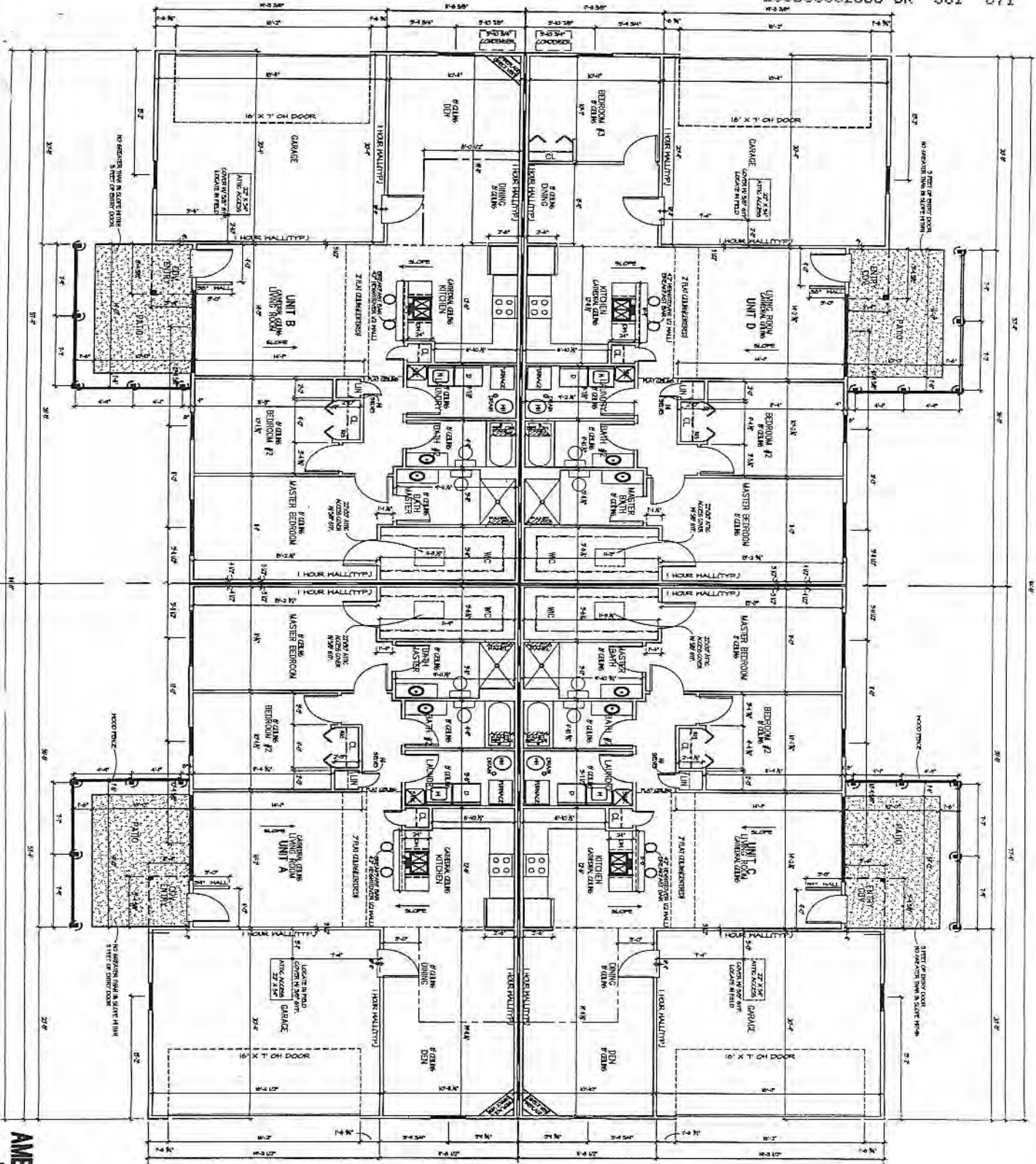
WEST ELEVATION  
SCALE 1/16" = 1'-0"

AMENDMENT NO. 17  
EXHIBIT "C"

JOB NO.	9857
DRN BR.	RAK
FILE NO.	98507-dm
DATE	1/09/06
SCALE	1/16" = 1'-0"
SHEET NO.	4 OF 5

THE MEADOWS AT PHEASANT RUN  
PHASE 12  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 14 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838



AMENDMENT NO. 17  
EXHIBIT 'C'

THE MEADOWS AT PHEASANT RUN  
PHASE 12  
CITY OF ASHLAND, ASHLAND COUNTY, OHIO  
BUILDING NO. 14 - UNITS A, B, C & D

*John Hancock & Associates*  
INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET STREET SANDUSKY, OHIO 44870  
(419) 625-7838

JOB NO.:	96597
DRN. SY.:	ABE
FILE NO.:	965017-1007
DATE:	4/07/06
SCALE:	NTS
SHEET NO.:	5 OF 5

201000006586  
KAMAN & CUSIMANO LLC

Instrument Book Page  
201000006586 OR 666 871

201000006586  
Filed for Record in  
ASHLAND COUNTY, OHIO  
BARBARA J. HARDING, RECORDER  
11-29-2010 At 01:44 pm.  
AMENDMENT 80.00  
OR Book 666 Page 871 - 878

AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS OF PHEASANT RUN CONDOMINIUMS

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MEADOWS OF PHEASANT RUN CONDOMINIUMS RECORDED AT VOLUME 585, PAGE 848 ET SEQ., OF THE ASHLAND COUNTY RECORDS.

THIS WILL CERTIFY THAT COPIES OF THESE AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MEADOWS OF PHEASANT RUN CONDOMINIUM HAVE BEEN FILED IN THE OFFICE OF THE COUNTY AUDITOR, ASHLAND COUNTY, OHIO

DATE: 11/29/10

ASHLAND COUNTY AUDITOR

BY:   
COUNTY AUDITOR



AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

WHEREAS, the Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums (the "Declaration") and the Bylaws of The Meadows at Pheasant Run Condominiums (the "Bylaws"), Exhibit E to the Declaration, were recorded at Ashland County Records Volume 585, Page 848 et seq., and

WHEREAS, The Meadows at Pheasant Run Condominiums Association (the "Association") is a corporation consisting of all Unit Owners in Meadows at Pheasant Run and as such is the representative of all Unit Owners, and

WHEREAS, Article XIX of said Declaration authorizes amendments to the Declaration and Bylaws Article X authorizes amendments to the Bylaws, and

WHEREAS, Unit Owners representing at least 75% of the Association's current voting power, based on ownership interests, have executed instruments in writing setting forth specifically the matters to be modified (the "Amendments"), and

WHEREAS, the Association has in its records the signed, written consents to Amendments A and B signed by Unit Owners representing 77% of the Association's voting power as of October 13, 2010, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 77% of the Association's voting power authorizing the Association's officers to execute Amendments A and B on their behalf, and

WHEREAS, attached hereto as Exhibit A is a certification of the Association's President and Secretary stating that the Amendments were duly adopted in accordance with the Declaration provisions, and

WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums is hereby amended by the following:

AMENDMENT A

INSERT a new BYLAWS ARTICLE IV, SECTION 14 entitled, "Indemnification of Board Members and Officers." Said new addition, to be added on Page 4 of the Bylaws, Exhibit E of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

Section 14. Indemnification of Board Members and Officers.  
The Association shall indemnify any member of the Board of Trustees or officer of the Association or any former Board member or officer of the Association and/or its or their respective heirs, executors and administrators, against reasonable expenses, including attorneys' fees, judgments, decrees, fines, penalties or amounts paid in settlement, actually and necessarily incurred by him/her in connection with the defense of any pending or threatened action, suit, or proceeding, criminal or civil, to which he/she is or may be made a party by reason of being or having been such Board member or officer of the Association, provided it is determined in the manner hereinafter set forth that (1) such Board member or officer of the Association was not and is not adjudicated to have been grossly negligent or guilty of misconduct in the performance of his/her duty to the Association; (2) such Board member or officer acted in good faith in what he/she reasonably believed to be in, or not opposed to, the best interest of the Association; (3) in any criminal action, suit or proceeding, such Board member or officer had no reasonable cause to believe that his/her conduct was unlawful; and (4) in case of settlement, the amount paid in the settlement was reasonable.

The above determination required shall be made by written opinion of independent legal counsel chosen by the Board. Notwithstanding the opinion of legal counsel, to the extent that a Board member or officer has been successful in defense of any action, suit or proceeding, or in the defense of any claim, issue or matter, he/she shall, in that event, be indemnified.

(a) Advance of Expenses. The Association may advance funds to cover expenses, including attorneys' fees, with respect to any pending or threatened action, suit, or proceeding prior to the final disposition upon receipt of a request to repay such amounts.

(b) Indemnification Not Exclusive; Insurance. The indemnification provided for in this Article shall not be exclusive, but shall be in addition to any other rights to which any Person may be entitled under the Articles of Incorporation, the Declaration, these Bylaws or rules and regulations of the Association, any agreement, any insurance provided by the Association, the provisions of Section 1702.12(E) of the Ohio Revised Code and its successor statutes, or otherwise. The Association shall purchase and maintain insurance on behalf of any Person who is or was a Board member or officer of the Association against any liability asserted against him/her or incurred by him/her in such capacity or arising out of his/her status as a Board member or officer of the Association.

(c) Board Member and Officers Liability. The Board members and officers of the Association shall not be personally liable to the Unit Owners for any mistake of judgment, negligence, or otherwise, except for their own willful misconduct or bad faith. The Association's indemnification shall include, but not limited to, all contractual liabilities to third parties arising out of contracts made on behalf of the Association and every contract or agreement made by any Board member or officer of the Association shall mean that such Board member or officer of the Association is acting only as a representative of the Association and shall have no personal liability, except with respect to any such contracts made in bad faith or contrary to the provisions of the Declaration or these Bylaws and/or as a Unit Owner.

(d) Cost of Indemnification. Any sum paid or advanced by the Association under this Article shall constitute a Common Expense. The Board shall have the power and the responsibility to raise, by special Assessment or otherwise, any sums required to discharge the Association's obligations under this Article; provided, however, that the liability of any Unit Owner arising out of the contract made by any Board member or officer of the Association, or

out of the aforesaid indemnity in favor of such Board member or officer of the Association, shall be limited to such proportion of the total liability as said Unit Owner's pro rata share bears to the total percentage interest of all the Unit Owners as members of the Association.

Any conflict between this provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this amendment for the indemnification of Board members and officers of the Association. Upon the recording of this amendment, only Unit Owners of record at the time of such filing shall have standing to contest the validity of the amendment, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment

#### AMENDMENT B

INSERT a new DECLARATION ARTICLE III, SECTION 2, PARAGRAPH (r) entitled, "Occupancy Restriction." Said new addition, to be added on Page 6 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

(r) Occupancy Restriction. A person who is classified a Tier III or Tier II sexual offender/child-victim offender, or any future equivalent classification, and for whom the County Sheriff or other government entity must provide community notification of the sex offender's residence is prohibited from residing in or occupying a Unit or remaining in or on the Condominium Property for any length of time. The classification of a sexual offender/child-victim offender and determination of whether notice is required is made by a court of law pursuant to the Ohio Sex Offenders Act, as may be amended and/or renamed from time to time, or similar statute from another jurisdiction. The Association shall not, however, be liable to any Unit Owner or Occupant, or anyone visiting any Unit Owner or the Association, as a result of the Association's alleged failure, whether negligent, intentional, or otherwise, to enforce the provisions of this restriction.

Any conflict between this provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this restriction on the occupancy of Units. Upon the recording of this amendment, only Unit Owners of record at the time of such filing shall have standing to contest the validity of the amendment, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.

IN WITNESS WHEREOF, the said The Meadows at Pheasant Run Condominiums Association has caused the execution of this instrument this 11 day of NOVEMBER, 2010.

THE MEADOWS AT PHEASANT RUN CONDOMINIUMS ASSOCIATION

By: Allan Andersen  
ALLAN ANDERSEN, its President

By: Becky Jones  
BECKY JONES, its Secretary

STATE OF OHIO )  
COUNTY OF Ashland ) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named The Meadows at Pheasant Run Condominiums Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 6 of 8, and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Ashland, Ohio, this 11 day of November, 2010.

*Carla Norris*  
NOTARY PUBLIC

Place notary stamp/seal here:  
  
Carla Norris  
Carla Norris  
Notary Public, State of Ohio  
My Commission Expires, March 10, 2013  
3-10-13

This instrument prepared by:  
KAMAN & CUSIMANO, LLC, Attorneys at Law  
2000 Terminal Tower  
50 Public Square  
Cleveland, Ohio 44113  
(216) 696-0650

EXHIBIT A

CERTIFICATION OF PRESIDENT AND SECRETARY

The undersigned, being the duly elected and qualified Secretary of The Meadows at Pheasant Run Condominiums Association, hereby certifies that the Association received the signed, written consents of Unit Owners representing 77% of the Association's voting power in favor of the Amendments to the Declaration in accordance with the provisions of Declaration Article XIX and caused such signed, written consents to be filed with the corporate records for The Meadows at Pheasant Run Condominiums Association.

Allan Andersen  
ALLAN ANDERSEN, President

Becky Jones  
BECKY JONES, Secretary

STATE OF OHIO

COUNTY OF Ashland )  
  ) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named ALLAN ANDERSEN and BECKY JONES who acknowledges that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Ashland, Ohio, this 11 day of November, 2010.

Carla Norris  
NOTARY PUBLIC

Place notary stamp/seal here:  
  
Carla Norris  
Carla Norris  
Notary Public, State of Ohio  
My Commission Expires, March 10, 2013  
3-10-13

201200014245  
Filed for Record in  
ASHLAND COUNTY, OHIO  
MICHAL E. CROW, RECORDER  
10-24-2012 At 02:31 pm.  
AMENDMENT 88.00  
OR Book 735 Page 806 - 814

AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MEADOWS AT PHEASANT RUN CONDOMINIUMS RECORDED AT VOLUME 585, PAGE 848 ET SEQ. OF THE ASHLAND COUNTY RECORDS.

THIS WILL CERTIFY THAT COPIES OF THESE AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MEADOWS AT PHEASANT RUN CONDOMINIUMS HAVE BEEN FILED IN THE OFFICE OF THE COUNTY AUDITOR, ASHLAND COUNTY, OHIO

DATE: 10-24-12

ASHLAND COUNTY AUDITOR

BY:   
COUNTY AUDITOR



AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

WHEREAS, the Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums (the "Declaration") and the Bylaws of The Meadows at Pheasant Run Condominiums (the "Bylaws"), Exhibit E of the Declaration, were recorded at Ashland County Records Volume 585, Page 848 et seq., and

WHEREAS, Section 5311.05(E)(1) of the Ohio Revised Code authorizes the Board of Directors, without a vote of the Unit owners, to amend the Declaration "to bring the Declaration in compliance with this Chapter," and

WHEREAS, the Board of Directors approved the following matters to be modified (the "Amendments") in order to bring the Declaration into compliance with Ohio Revised Code Chapter 5311, and

WHEREAS, the proceedings necessary to amend the Declaration and Bylaws as permitted by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums is hereby amended by the Board of Directors as follows:

- (1) All references in the Declaration and Bylaws to the term "Common Areas" or "Common Areas and Facilities" shall be replaced with the term "Common Elements."
- (2) All references in the Declaration and Bylaws to the term "Limited Common Areas" or "Limited Common Areas and Facilities" shall be replaced with the term "Limited Common Elements."
- (3) All references in the Declaration and Bylaws to the term "Board of Managers" and/or "Board of Trustees" shall be replaced with the term "Board of Directors."

(4) DELETE DECLARATION ARTICLE VIII, entitled "AGENT FOR SERVICE," in its entirety. Said deletion is to be made on Page 10 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq.

INSERT a new DECLARATION ARTICLE VIII, entitled "AGENT FOR SERVICE." Said addition, to be made on Page 10 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

#### ARTICLE VIII

##### AGENT FOR SERVICE

The Person to receive service of process for the Association shall be as designated by the Board. This designation will be accomplished by filing with the Ohio Secretary of State the required statutory agent designation form.

(5) INSERT a new 2<sup>nd</sup> PARAGRAPH to DECLARATION ARTICLE XX, SECTION 2, entitled "Actions." Said new addition, to be added on Page 30 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(12), the Board shall have the authority to impose interest and administrative late fees for the late payment of Assessments; impose returned check charges; and, in accordance with the procedure outlined in Ohio Revised Code Section 5311.081(C)(1), impose reasonable enforcement Assessments for violations of the Declaration, the Bylaws, and the rules of the Association, and reasonable charges for damage to the Common Elements.

(6) INSERT a new 2<sup>nd</sup> PARAGRAPH to the end of SUBSECTION (c) in DECLARATION ARTICLE XV, SECTION 5, entitled "Effect of Nonpayment of Assessment; Remedies of the Association." Said new addition, to be added on Page 22 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(1)(b), the Association has a lien upon each Unit's ownership interest for any unpaid interest, administrative late fees, enforcement Assessments, and collection costs, attorney's fees, and paralegal fees.

(7) INSERT a new 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE III, SECTION 2(g), entitled "Renting and Leasing." Said new addition, to be added on Page 4 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

In accordance with Ohio law, the Association may initiate eviction proceedings to evict any tenant, for any violation of the Declaration, Bylaws, rules and regulations, or applicable laws, by the tenant, any Occupant of the Unit, or the owner of the Unit. The action shall be brought by the Association, as the Unit owner(s)'s agent, in the name of the Unit owner(s). In addition to any procedures required by State law, the Association shall give the Unit owner(s) at least 10 days written notice of the intended eviction action. The costs of any eviction action, including reasonable attorneys' fees, shall be charged to the Unit owner(s) and shall be the subject of a special Assessment against the offending Unit owner and made a lien against that Unit.

(8) INSERT a new 2<sup>nd</sup> PARAGRAPH to the end of SUBSECTION (a) in DECLARATION ARTICLE XV, SECTION 5, entitled "Effect of Nonpayment of Assessment; Remedies of the Association." Said new addition, to be added on Page 21 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(2), the Association shall credit payments made by a Unit owner in the following order of priority:

- (1) First, to interest owed to the Association;
- (2) Second, to administrative late fees owed to the Association;
- (3) Third, to collection costs, attorney's fees, and paralegal fees incurred by the Association; and

(4) Fourth, to the principal amounts the Unit owner owes to the Association for the common expenses or enforcement Assessments chargeable against the Unit.

(9) INSERT a new SUBSECTION (i) to DECLARATION ARTICLE XV, SECTION 5, entitled "Effect of Nonpayment of Assessment; Remedies of the Association." Said new addition, to be added on Page 22 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

(i) In accordance with Ohio Revised Code Section 5311.081(B)(18), when a Unit owner is delinquent in the payment of Assessments for more than 30 days, the Board may, by a majority vote, suspend the privileges of the owner and/or right of the Occupants to use the recreational facilities.

(10) INSERT a new 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE XV, SECTION 3(c), entitled "Special Individual Unit Assessments." Said new addition, to be added on Page 21 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(15), the Board may impose reasonable charges to the Unit owner for providing copies of the Declaration, Bylaws or amendments thereto as well as reasonable charges for the handling of re-financing and/or resale documentation, and/or statements of unpaid Assessments.

(11) INSERT a new DECLARATION ARTICLE III, SECTION 2(s), entitled "Owner/Resident Information." Said new addition, to be added on Page 6 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

(s) Owner/Resident Information. In accordance with Ohio Revised Code Section 5311.09(A)(2) and (3), each Unit owner shall, within 30 days of the recording of this Amendment or within 30 days of title transferring to the Unit owner, provide to the Association the Unit owner's and/or all Occupants' names, home and business mailing addresses, home and business telephone numbers, and the name, business address and business telephone number of any Person who manages the Unit as an agent of that Unit owner. Any change in the

information shall be provided to the Board, in writing, within 30 days of said change.

(12) DELETE DECLARATION ARTICLE VII, SECTION 4 entitled "Board of Trustees," in its entirety. Said deletion is to be made on Page 9 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq.

INSERT a new DECLARATION ARTICLE VII, SECTION 4 entitled "Board of Directors." Said addition, to be made on Page 9 of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

Section 4. Board of Directors. The Board shall consist of six members, each of whom must be a Unit owner or the spouse of a Unit owner. That notwithstanding, no one Unit may be represented by more than one Person on the Board at any one time. If a Unit owner is not an individual, that Unit owner may nominate for the Board of Directors any principal, member of a limited liability company, partner, director, officer, or employee of that Unit owner.

The terms of the six Directors shall be staggered so that the terms of one-third of the Directors will expire and successors will be elected at each annual meeting of the Association. At such annual meetings, successors to the two Directors whose terms then expire shall be elected to serve three-year terms. Notwithstanding the foregoing, the members, by the vote of members exercising not less than a majority of the voting power of members, may, from time to time, change the number and terms of Directors provided that in any such event the terms of not less than one-third of the Directors shall expire annually.

(13) INSERT a new 2<sup>nd</sup> SENTENCE to the end of BYLAWS ARTICLE IV, SECTION 9, entitled "Quorum." Said new addition, to be added on Page \_ of the Bylaws, Exhibit E of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.08(A)(4)(a), any Board meeting may be held in Person or by any method of communication, including electronic or telephonic communication,

provided that each Board member can hear, participate and respond to every other Board member.

(14) INSERT a new PARAGRAPH (m) to BYLAWS ARTICLE IV, SECTION 12, entitled "Powers." Said new addition to be added on Page 4 of the Bylaws, Exhibit E of the Declaration, as recorded at Ashland County Records, Volume 585, Page 848 et seq., is as follows:

(m) In accordance with Ohio Revised Code Section 5311.081(B), in addition to all other powers enumerated herein, the Board may exercise all powers of the Association, including the power to do the following:

(1) Hire and fire attorneys, accountants, and other independent contractors and employees that the Board determines are necessary or desirable in the management and/or operation of the Condominium Property and the Association;

(2) Commence, defend, intervene in, settle, or compromise any civil, criminal, or administrative action or proceeding that is in the name of, or threatened against, the Association, the Board, or the Condominium Property, or that involves two or more Unit owners and relates to matters affecting the Condominium Property;

(3) Enter into contracts and incur liabilities relating to the operation of the Condominium Property;

(4) Grant easements, leases, licenses, and concessions through or over the Common Elements; and

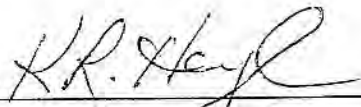
(5) Impose and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Unit owners.

(15) Any conflict between the above provisions and any other provisions of the Declaration and Bylaws shall be interpreted in favor of the above amendments. The invalidity of any part of the above provision shall not impair or affect in any

manner the validity or enforceability of the remainder of the provision. Upon the recording of these amendments, only Unit owners of record at the time of such filing shall have standing to contest the validity of these amendments, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendments.

IN WITNESS WHEREOF, the said The Meadows at Pheasant Run Condominiums Association has caused the execution of this instrument this 19 day of OCT., 2012.

THE MEADOWS AT PHEASANT RUN CONDOMINIUMS ASSOCIATION

By:   
KEN HEYL, its President


[THIS SPACE LEFT BLANK INTENTIONALLY.]

STATE OF OHIO )  
 )  
COUNTY OF Ashland ) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named The Meadows at Pheasant Run Condominiums Association, by Ken Heyl, its President, who acknowledged that he did sign the foregoing instrument, on Page 8 of 9, and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Ashland, Ohio, this 19<sup>th</sup> day of October, 2012.

*Sondra J. Spreng*  
NOTARY PUBLIC

Place notary stamp/seal here:  
  
SONDRA J. SPRENG  
NOTARY PUBLIC,  
STATE OF OHIO  
My Commission Expires 6-2-13

This instrument prepared by:  
KAMAN & CUSIMANO, LLC., Attorneys at Law  
2000 Terminal Tower  
50 Public Square  
Cleveland, Ohio 44113  
(216) 696-0650