

**Exhibit B**

**BY-LAWS (Code of Regulations)**

of

**BRITTANY MEADOWS CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.**

**ARTICLE I: NAME AND LOCATION**

The name of the Association is Brittany Meadows Condominium Unit Owners' Association, Inc. ("the Association") which corporation, not-for-profit, is created pursuant to the provisions of Chapter 1702 of the Revised Code of Ohio, and which Association is also created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio as the unit owners' association for Brittany Meadows Condominium. The principal office of the Association shall be as set forth in its Articles of Incorporation ("the Articles") and the place of meetings of Unit Owners (Members) and of the Directors of the Association shall be at such place in Summit County, Ohio as the Board of Directors ("the Board") may from time to time designate.

**ARTICLE II: DEFINITIONS**

All of the terms used herein shall have the same meanings as set forth in the Declaration of Brittany Commons Condominium, ("the Declaration"), recorded simultaneously herewith with the Summit County, Ohio, Fiscal Officer.

**ARTICLE III: UNIT OWNERS (MEMBERS)**

Section 1. Composition. Each Unit Owner, as defined in the Declaration, is a member of the Association.

Section 2. Annual Meetings. Regular annual meetings of the Unit Owners shall be held in the first calendar quarter of each year hereafter, on a date and at an hour established, from time to time, by the Board.

Section 3. Special Meetings. Special meetings of the Unit Owners may be called at any time by the president or by the Board, upon written request of the Declarant, or upon written request of Unit Owners other than the Declarant entitled to exercise one-fourth (1/4) or more of the voting power of Unit Owners other than the Declarant, and when required by the Condominium Act.

Section 4. Notice of Meetings. Written notice of each meeting of Unit Owners shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least seven days before such meeting, to each Unit Owner entitled to vote thereat, addressed to the Unit Owner's address last appearing on the



**55731450**  
Pg: 53 of 71  
10/08/2010 02:44P  
CONDO 881.60

John A Donofrio, Summit Fiscal Officer

books of the Association, or supplied by such Unit Owner to the Association for the purpose of notice, or by delivering a copy of that notice at such address at least seven days before the meeting. The notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 5. Quorum. Those present in person or by proxy when action is taken during a meeting of the Association constitute a sufficient quorum.

Section 6. Proxies. At any meeting of Unit Owners a Unit Owner may vote in person or by proxy. All proxies shall be in writing and filed with the secretary prior to the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by a Unit Owner of his, her or its Unit.

Section 7. Voting Power. Except as otherwise provided in the Condominium Organizational Documents, or by law, a majority of the voting power of Unit Owners voting on any matter that may be determined by the Unit Owners at a duly called and noticed meeting shall be sufficient to determine that matter. The rules of Roberts Rules of Order or such other procedural rules as the Board may establish shall govern the conduct of all meetings of Unit Owners except as otherwise specifically provided in the Condominium Organizational Documents or by law.

Section 8. Action in Writing Without Meeting. Any action that could be taken by Unit Owners at a meeting may be taken without a meeting with the affirmative vote or approval, in a writing or writings, of Unit Owners having not less than a majority of the voting power of Unit Owners, or such greater proportion of the voting power as may be required by the Condominium Organizational Documents, or by law.

#### **ARTICLE IV: BOARD OF DIRECTORS**

Section 1. Initial Directors. The initial Directors shall be those three persons named as the initial Directors in the Articles, or such other person or persons as may from time to time be substituted by the Declarant.

Section 2. Successor Directors. The number, times of election, and terms of office of those who will serve as Directors of the Association to succeed the initial Directors, shall be as provided in the Declaration and these By-Laws. Directors shall be elected from among the Unit Owners or the spouses of Unit Owners. 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.

Section 3. Removal. Excepting only Directors named in the Articles or selected by Declarant, any Director may be removed from the Board with or without cause, by the vote of Unit Owners holding at least 51% of the voting power of the Unit Owners. In the event of the death, resignation or removal of a Director other than one named in the Articles or a substitute

John A Donofrio, Summit Fiscal Officer  
55731450  
Pg: 54 of 71  
10/08/2010 02:44P  
CONDO 881.60

selected by the Declarant, that Director's successor shall be selected by the remaining Directors to serve until the next annual meeting of Unit Owners, when a Director shall be elected to complete the term of such deceased, resigned or removed Director. Declarant shall have the sole right to remove, with or without cause, any Director designated in the Articles, or a substitute selected by the Declarant, and select the successor of any Director so selected who dies, resigns, is removed or leaves office for any reason before the election of Directors by all of the Unit Owners as provided in the Declaration.

Section 4. Nomination. Nominations for the election of Directors to be elected by the Unit Owners shall be made by a nominating committee. Nominations may also be made from the floor at the meetings. The nominating committee shall consist of a chairman, who shall be a member of the Board, and two or more Unit Owners appointed by the Board. The nominating committee shall make as many nominations for election to the Board as it shall, in its discretion, determine, but no less than the number of vacancies that are to be filled.

Section 5. Election. Election to the Board by the Unit Owners shall be by secret written ballot. At such elections, the Unit Owners or their proxies may cast, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected, and likewise, those receiving the largest number of votes shall be elected to the longest terms. Cumulative voting is not permitted.

Section 6. Compensation. Unless otherwise determined by the Unit Owners at a meeting duly called and noticed for such purpose, no Director shall receive compensation for any service rendered to the Association as a Director. However, any Director may be reimbursed for his or her actual expenses incurred in the performance of duties.

Section 7. Regular Meetings. Regular meetings of the Board shall be held no less than quarterly, without notice, on such date and at such place and hour as may be fixed from time to time by resolution of the Board.

Section 8. Special Meetings. Special meetings of the Board shall be held when called by the president of the Board, or by any two Directors, after not less than three days notice to each Director.

Section 9. Quorum. The presence at any duly called and noticed meeting, in person or by proxy, of Directors entitled to cast a majority of the voting power of Directors shall constitute a quorum for such meeting.

Section 10. Voting Power. Except as otherwise provided in the Condominium Organizational Documents, or by law, the vote of a majority of the Directors voting on any matter that may be determined by the Board at a duly called and noticed meeting at which a quorum is present shall be sufficient to determine that matter.

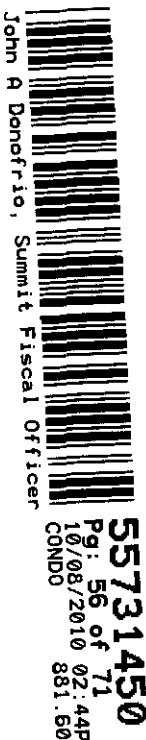


**Section 11. Conduct of Meetings.** Unless otherwise determined by the Board, meetings of the Board shall be open to all Unit Owners. The Board shall have the prerogative to close their meetings to all non-Board members whenever the same is necessary or convenient to the efficient administration of the Board's affairs. A meeting of the Board may be held by any method of communication, including electronic or telephonic communication provided that each member of the Board can hear (in the case of telephonic) or view (in the case of other electronic methods), participate and respond to every other member of the Board.

**Section 12. Action In Writing Without Meeting.** Any action that could be taken by the Board at a meeting may be taken without a meeting with the affirmative vote or approval, in a writing or writings, of all of the Directors.

**Section 13. Powers.** The Board shall exercise all powers and authority, under law, and under the provisions of the Condominium Organizational Documents, that are not specifically and exclusively reserved to the Unit Owners by law or by other provisions thereof, and without limiting the generality of the foregoing, the Board shall have the right, power and authority to:

- (a) take all actions deemed necessary or desirable to comply with all requirements of law, and the Condominium Organizational Documents;
- (b) obtain insurance coverage no less than that required pursuant to the Declaration;
- (c) enforce the covenants, conditions and restrictions set forth in the Declaration;
- (d) repair, maintain and improve the Common Elements;
- (e) establish, enforce, levy and collect assessments as provided in the Declaration;
- (f) adopt and publish Rules and Regulations:
  - (i) governing the use of the Common Elements and the personal conduct of Unit Owners, Occupants and their guests thereon;
  - (ii) detailing the procedures for discharging the Association's responsibilities with regard to the administration of the Condominium Property;
  - (iii) governing any aspect of the Condominium Property that is not required by statute to be governed by the Declaration or By-Laws; and
  - (iv) establishing penalties for the infraction thereof;
- (g) suspend the voting rights of a Unit Owner during any period in which such Unit Owner shall be in default in the payment of any assessment levied by the



Association (such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for each infraction of published Rules and Regulations or of any provisions of the Condominium Organizational Documents);

(h) declare the office of a member of the Board to be vacant if such Director shall be absent from three consecutive regular meetings of the Board;

(i) authorize the officers to enter into one or more agreements necessary or desirable to fulfill the purposes and objectives of the Association and to facilitate the efficient operation of the Condominium Property; (it shall be the primary purpose of such management agreements to provide for administration, management, repair and maintenance as provided in the Declaration, and the receipt and disbursement of funds as may be authorized by the Board. The terms of any management agreements shall be as determined by the Board to be in the best interest of the Association, subject, in all respects, to the provisions of the Condominium Organizational Documents);

(j) invest excess funds in investments that meet standards for fiduciary investments under Ohio law;

(k) borrow funds, as needed, and pledge such security and rights of the Association as might be necessary or desirable to obtain any such loan including, without limitation, the pledge of the Association's right to levy assessments upon the Members; and

(l) do all things and take all actions permitted to be taken by the Association by law, or the Condominium Organizational Documents not specifically reserved thereby to others.

Section 14. Duties. It shall be the duty of the Board to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Unit Owners at each annual meeting of Unit Owners, or at any special meeting when such statement is requested in writing by Unit Owners representing one-half (1/2) or more of the voting power of Unit Owners;

(b) supervise all officers, agents and employees of the Association and see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(i) fix the amount of assessments against each Unit;

(ii) give written notice of each assessment to every Unit Owner subject thereto within the time limits set forth therein; and

John A Donofrio, Summit Fiscal Officer  
55731450  
Pg: 57 of 71  
10/08/2010 02:44P  
CONDO 881.60

(iii) foreclose the lien against any property for which assessments are not paid, or bring an action at law against the Unit Owner(s) personally obligated to pay the same, or both;

(iv) issue, or to cause an appropriate representative to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid;

(d) procure and maintain insurance and bonds as provided in the Declaration and as the Board deems advisable;

(e) cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration;

(f) cause the restrictions created by the Declaration to be enforced; and

(g) take all other actions required to comply with all requirements of law and the Condominium Organizational Documents.

## ARTICLE V: OFFICERS

Section 1. Enumeration of Offices. The officers of this Association shall be a president, a secretary, a treasurer and such other officers as the Board may from time to time determine. No officer need be a member of the Association nor need any officer be a Director. The same person may hold more than one office.

Section 2. Selection and Term. Except as otherwise specifically provided in the Declaration or by law, the officers of the Association shall be selected by the Board, from time to time, to serve until the Board selects their successors.

Section 3. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 4. Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and the acceptance of such resignation shall not be necessary to make it effective.

Section 5. Duties. The duties of the officers shall be as the Board may from time to time determine. Unless the Board otherwise determines, the duties of the officers shall be as follows:



(a) President. The president shall preside at all meetings of the Board, shall have the authority to see that orders and resolutions of the Board are carried out, and shall sign all legal instruments on behalf of the Association.

(b) Secretary. The secretary shall record the votes and keep the minutes and proceedings of meetings of the Board and of the Unit Owners, serve notice of meetings of the Board and of the Unit Owners, keep appropriate current records showing the names of Unit Owners of the Association together with their addresses, and shall act in the place and stead of the president in the event of the president's absence or refusal to act.

(c) Treasurer. The treasurer shall assume responsibility for the receipt and deposit in such bank accounts and investment of funds in such vehicles, as the Board directs, the disbursement of such funds as directed by the Board, the keeping of proper books of account, the preparation of an annual budget and a statement of income and expenditures to be presented to the Unit Owners at annual meetings, and the delivery or mailing of a copy of each to each of the Unit Owners.

#### ARTICLE VI: COMMITTEES

The Board shall appoint a nominating committee and may appoint such other committees as it deems appropriate in carrying out its purposes.

#### ARTICLE VII: BOOKS AND RECORDS

The Association shall maintain correct and complete books, records and financial statements of the Association, including, without limitation, its governing documents (current copies of the Declaration, By-Laws and Articles); current Rules and Regulations; names and addresses of the Unit Owners and their respective undivided interests in the Common Elements; actions (Board resolutions, minutes of all meetings of Members and the Board, etc.); documents relating to its financial condition (all receipts and expenditures, budget, financial statements showing the allocation, distribution and collection of the common profits, losses and expenses among and from the Unit Owners, etc.) and annual audited financial statements when such are prepared.

Any Unit Owner, duly authorized agent of any Unit Owner, duly authorized prospective purchaser, lender or the holder, insurer or guarantor of a first mortgage on a Unit, may examine and copy any of the foregoing books, records and financial statements pursuant to reasonable standards established in the Declaration, these By-Laws, or by Rules and Regulations promulgated by the Board, which may include, without limitation, standards governing the type of documents that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents. Notwithstanding the foregoing, the Association shall not be required to permit the examination and copying of any of the following:



- (1) information that pertains to Condominium Property-related personnel matters;
- (2) communications with legal counsel or attorney work product pertaining to pending litigation or other Condominium Property-related matters;
- (3) information that pertains to contracts or transactions currently under negotiation, or information that is contained in a contract or other agreement containing confidentiality requirements and that is subject to those requirements;
- (4) information that relates to the enforcement of the Declaration, By- Laws, or Rules and Regulations of the Association against Unit Owners;
- (5) information that relates to the enforcement of the Declaration, By-Laws, or Rules and Regulations against Unit Owners; or
- (6) Information the disclosure of which is prohibited by state or federal law.

#### **ARTICLE VIII: AUDITS**

The Board shall cause the preparation and furnishing of an audited financial statement for the immediately preceding fiscal year within a reasonable time following request (provided that no such statement need be furnished earlier than 90 days following the end of such fiscal year), in the following circumstances:

1. to each requesting Unit Owner, at the expense of the Association, upon the affirmative vote of Unit Owners exercising a majority of the voting power of Unit Owners; and
2. upon the request of a holder or insurer or guarantor of any first mortgage on a Unit, at the requesting party's expense.

#### **ARTICLE IX: FISCAL YEAR**

Unless otherwise changed by the Board, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation of this Association.

#### **ARTICLE X: AMENDMENTS**

Any modification or amendment of these By-Laws shall be made only be means of an amendment to the Declaration, in the same manner and subject to the approvals, terms and conditions set forth therein, and shall be effective from the time a certificate setting forth such modification or amendment is delivered for recording to the Fiscal Officer r of Summit County, Ohio.

«AK3:1016002\_v3»





**Exhibit C**

**Unit Descriptions and Information**

**I. Unit Descriptions**

<b><u>Type</u></b>	<b><u>Description</u></b>
Basic	A one-story Unit containing two bedrooms, kitchen, living room, dining room and two full baths. Each Unit has an attached two-car garage. The Basic Unit contains approximately 1250 gross interior square feet. Some Units may have an optional full basement, an optional second story loft containing approximately 400 square feet with an additional bedroom and full bathroom, an optional sunroom, or any combination of these three options. The actual gross interior square footage of each Unit depends on the options included.*

\*Gross interior square footage means the area of space that constitutes a "Unit" under the Condominium Act and this Declaration, and is measured from the interior surfaces of exterior walls inward.

**II. Unit Information**

<b><u>Unit Designation</u></b>	<b><u>Type</u></b>	<b><u>Undivided Interest</u></b> / <i>voting rights</i>
	Basic	1/6
	Basic	1/6
	Basic	1/6
	Basic	1/6
	Basic	1/6
	Basic	1/6

Exhibit D  
Legal Description of Additional Property

**LEGAL DESCRIPTION  
for  
BRITTANY MEADOWS  
FIRST AMENDMENT  
REMAINDER BLOCK A**

August 4, 2010

Situated in the Village of Lakemore, County of Summit, State of Ohio, and known as being part of Original Lot 24 in Tract 8, formerly the Township of Springfield and is part of Brittany Meadows as recorded in Reception No. 55698514 of the Summit County Records and is more fully described as follows:

Beginning at the northern corner of Open Space at the northern corner of the Lakes at Brittany Pointe subdivision as recorded in Reception No. 54186163 of the Summit County Records. Said northern corner is also on the southern right of way line of Brittany Boulevard (variable width).

Thence South 16 degrees 10 minutes 16 seconds West, along the western line of said Lakes at Brittany Pointe, a distance of 6.22 feet to a point at the eastern corner of said Brittany Meadows and is the true point of beginning for the parcel herein described;

Thence South 16 degrees 10 minutes 16 seconds West, continuing along the western line of said Lakes at Brittany Pointe, a distance of 367.19 feet to an iron pin found on the northeastern line of land now or formerly owned by Sean P. Bowers as recorded in Reception No. 55497921 of the Summit County Records;

Thence North 37 degrees 17 minutes 05 seconds West, along the northeastern line of said Bowers land, a distance of 305.72 feet to a point at the northern corner of said Bowers land, witnessed by a 3/4" open top pipe found 0.46 feet west and 0.71 feet south of said point;

Thence South 52 degrees 42 minutes 55 seconds West, along the northwestern line of said Bowers land, a distance of 235.60 feet to a point at the eastern corner of land now or formerly owned by Brittany Commons Development Company Ltd. as recorded in Reception No. 55419058;

Thence North 37 degrees 17 minutes 05 seconds West, along the northeastern line of said Brittany Commons Development Company Ltd. land, a distance of 619.35 feet to a point;

Thence North 3 degrees 15 minutes 15 seconds East, continuing along the eastern line of said Brittany Commons Development Company Ltd. Land, a distance of 49.06 feet to a point on the southern right of way line of said Brittany Boulevard;

Thence South 86 degrees 44 minutes 45 seconds East, along the southern right of way line of said Brittany Boulevard, a distance of 268.05 feet to a point;

John R Donofrio, Summit Fiscal Officer



55731450  
Pg: 62 of 71  
10/08/2010 02:44P  
CONDO 881.60

Thence South 37 degrees 17 minutes 05 seconds East, a distance of 235.96 feet to a point;

Thence North 48 degrees 16 minutes 52 seconds East, a distance of 117.82 feet to a point;

Thence South 41 degrees 43 minutes 08 seconds East, a distance of 119.36 feet to a point;

Thence North 48 degrees 16 minutes 52 seconds East, a distance of 165.26 feet to a point on the southern right of way line of said Brittany Boulevard;

Thence following an arc of a curve to the right, along the southern right of way line of said Brittany Boulevard, having a radius of 270.00 feet, a central angle of 9 degrees 17 minutes 25 seconds, a tangent distance of 21.94 feet, a chord distance of 43.73 feet which bears South 41 degrees 55 minutes 47 seconds East, a distance of 43.78 feet to a point of tangency;

Thence South 37 degrees 17 minutes 05 seconds East, continuing along the southern right of way line of said Brittany Boulevard, a distance of 192.82 feet to the true point of beginning and containing 249,625 square feet or 5.7306 acres of land, more or less.

Said parcel subject to all easements, restrictions and reservations of record.

The basis of bearings for this description is the Lakes at Brittany Pointe plat as recorded in Reception No. 54186163 of the Summit County Records.



**55731450**  
Pg: 63 of 71  
10/08/2010 02:44P  
CONDO 881.60

John A Donofrio, Summit Fiscal Officer

# BRITTANY MEADOWS – FIRST AMENDMENT

CREATING UNITS 1-3 AND 19-21 AND A RE-PLAT OF BLOCK A  
AS RECORDED IN RECEPTION NUMBER 55698514

PART OF ORIGINAL LOT 24 TRACT 8  
VILLAGE OF LAKEMORE  
FORMERLY TOWNSHIP OF SPRINGFIELD  
COUNTY OF SUMMIT  
STATE OF OHIO

We, the undersigned owners and holders of liens and other interests in and to the lands embraced within this subdivision do hereby declare this plat to be our free act and deed and do hereby dedicate to public use forever the streets, easements and parks shown upon this plat.

Owner: BRITTANY COMMONS DEVELOPMENT COMPANY, LTD.

By: [Signature]  
Steve Botnick

I hereby certify that I have surveyed the land shown on this plat, and that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the pins and monuments shown on this plat and that all lots conform to the Village Zoning Resolution.

[Signature]  
Dennis W. Stoffer Registered Surveyor No. 7604

State of Ohio )  
County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Steve Botnick who acknowledge the foregoing instrument to be a true statement.

In testimony whereof, I have hereunto set my hand and official seal at Akron, Ohio this 14th day of September, 2010.

[Signature]  
Notary Public  
My commission expires November 20, 2014

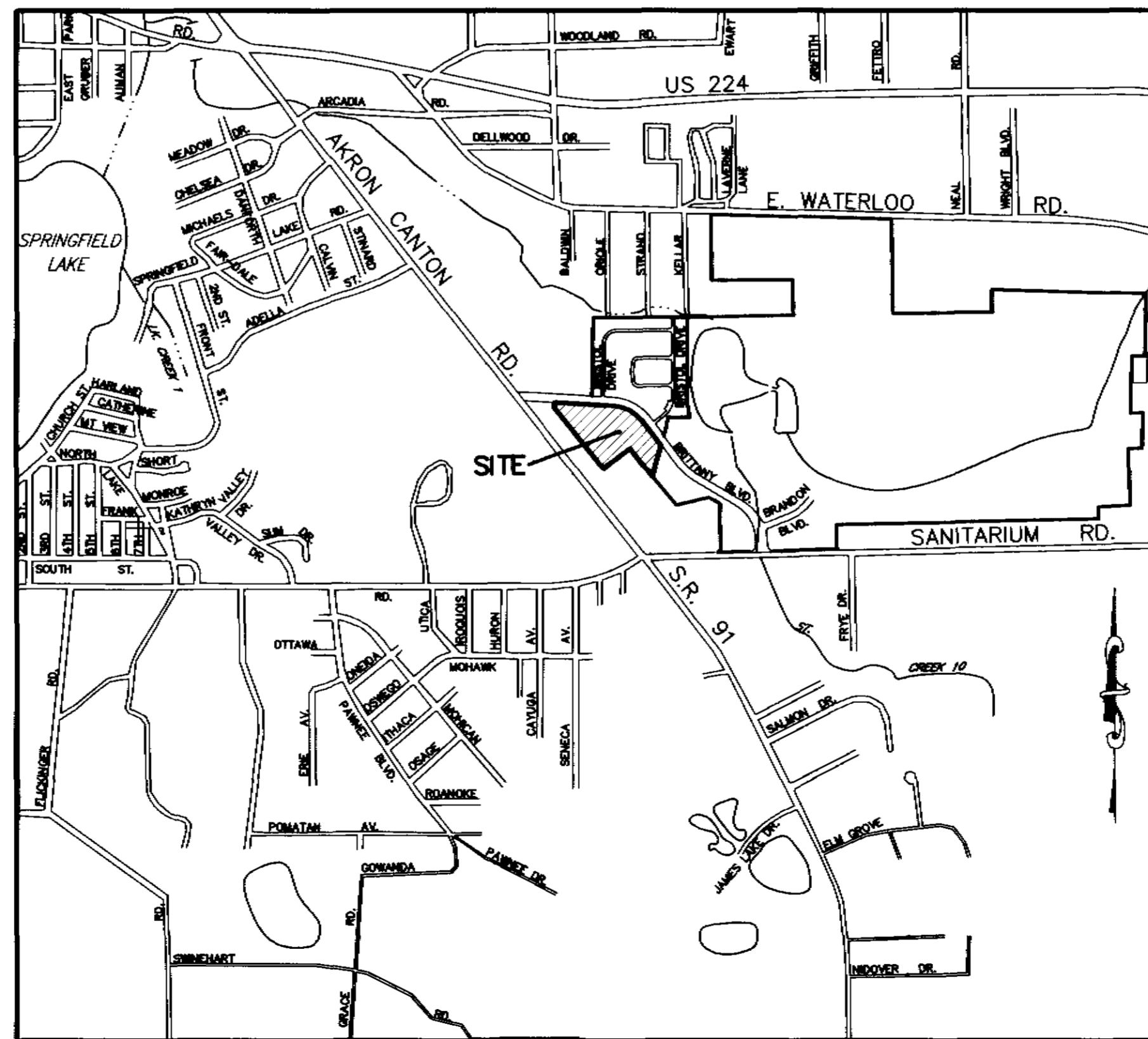
BLOCKS	6.5840	Acres (2 BLOCKS)
UNITS	0.2407	Acres (6 UNITS)
<b>TOTAL</b>	<b>6.8247</b>	<b>Acres</b>

State of Ohio )  
County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Dennis W. Stoffer who acknowledged the foregoing instrument to be a true statement.

In testimony whereof I have hereunto set my hand and official seal at Akron, Ohio this 18th day of August, 2010.

[Signature]  
Notary Public  
James H. Sicks  
My commission expires March 24, 2014

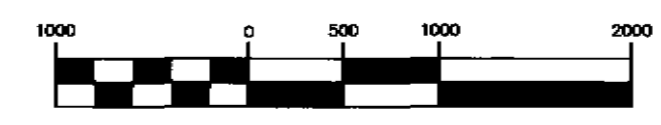


13253  
TRANSFERRED IN COMPLIANCE WITH  
SEC. 319.202 REV. CODE  
Consideration \$ 20 FEE  
JOHN A. DONOFRIO By UB  
Fiscal Officer Deputy Fiscal Officer  
No. of pages 8

TRANSFERRED  
2010 OCT - 8 PM 2:28  
JOHN A. DONOFRIO  
FISCAL OFFICER  
COUNTY OF SUMMIT

FIRST AMERICAN TITLE INS. CO.  
SERIAL NO. \_\_\_\_\_ EEC \_\_\_\_\_

LOCATION MAP



SCALE: 1" = 1000'

Prepared By  
**SPAGNUOLO & ASSOCIATES, LLC**  
ENGINEERS - SURVEYORS  
3057 WEST MARKET STREET, SUITE 201  
FAIRLAWN, OHIO 44333  
(330) 836-6661

FISCAL OFFICER'S STAMP	RECORDING DEPARTMENT STAMP
55731450 Pg: 64 of 71 10/08/2010 02:44P CONDO 881.60 John A Donofrio, Summit Fiscal Officer	

TAX MAP DEPARTMENT	REVISIONS	DATE
SP131 Plat Approved By 104110 GIS K. Brulps		

BRITTANY 1" O.T. PIPE FD.  
(0.22' N., 0.20' W.)

DRIVE BRISTOL BOULEVARD

(VARIABLE WIDTH)



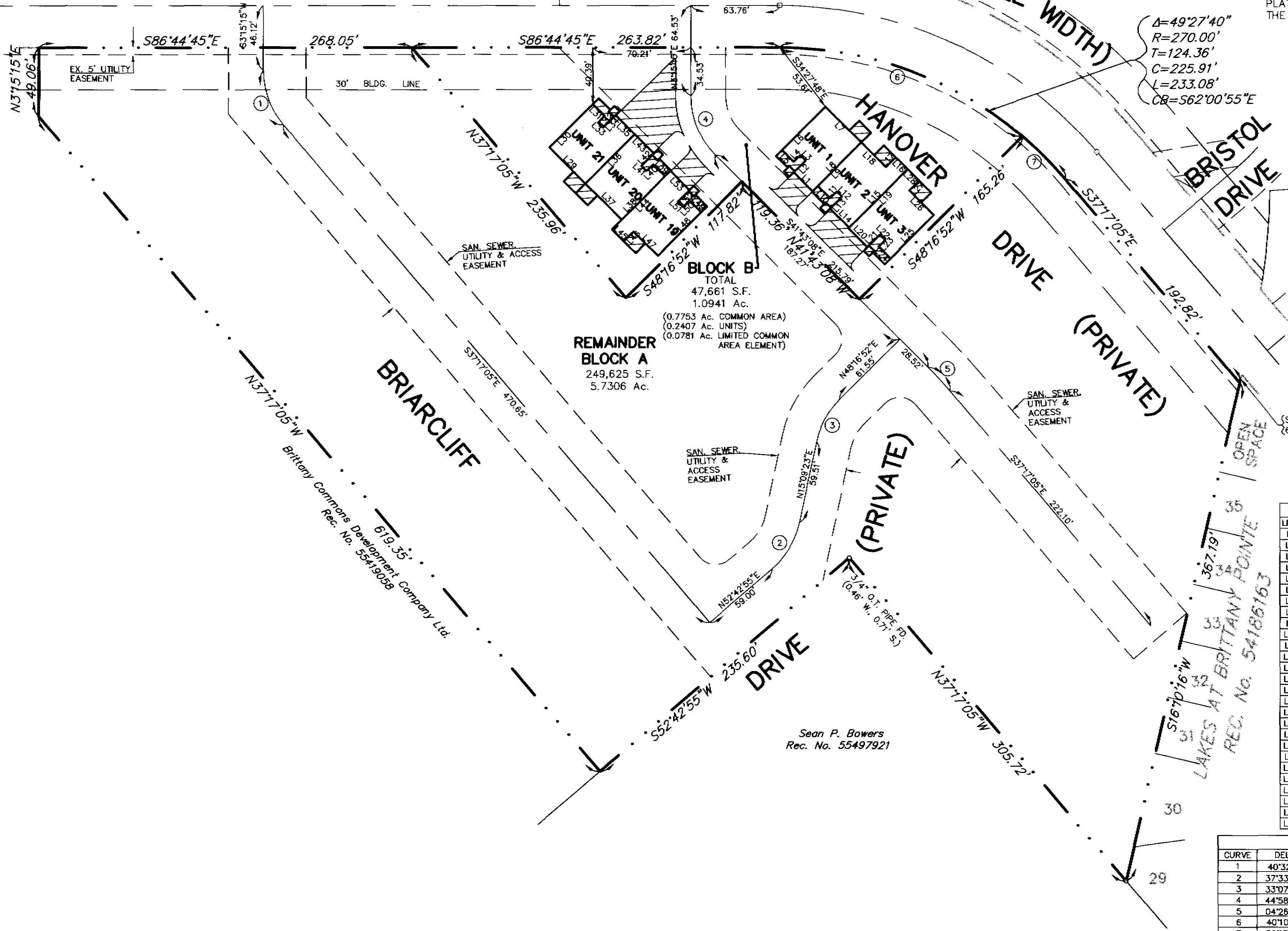
SCALE: 1" = 50'

BASIS OF BEARINGS:  
THE LAKES AT BRITTANY POINTE  
PLAT RECEPTION No. 54186163 OF  
THE SUMMIT COUNTY RECORDS.

**LEGEND**

- IRON PIN FOUND
- MONUMENT BOX WITH IRON PIN FOUND
- CURVE DATA
- N.R. NON RADIAL
- ▨ LIMITED COMMON AREA ELEMENT

$\Delta=49^{\circ}27'40''$   
 $R=270.00'$   
 $T=124.36'$   
 $C=225.91'$   
 $L=233.08'$   
 $CB=S62^{\circ}00'55''E$



**BLOCK B**  
TOTAL  
47,661 S.F.  
1.0941 Ac.  
(0.7753 Ac. COMMON AREA)  
(0.2407 Ac. UNITS)  
(0.0781 Ac. LIMITED COMMON  
AREA ELEMENT)

**REMAINDER  
BLOCK A**  
249,625 S.F.  
5.7306 Ac.

**UNIT DATA**

UNIT	S.F.	Ac.
1	1,689	0.0383
2	1,818	0.0417
3	1,808	0.0415
19	1,802	0.0414
20	1,698	0.0390
21	1,689	0.0388

LINE DATA			LINE DATA		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	19.03'	N41°44'05"W	L28	11.88'	N41°44'05"W
L2	12.07'	N48°03'02"E	L29	36.55'	S41°44'05"E
L3	5.35'	N41°44'05"W	L30	44.06'	S48°15'55"W
L4	6.74'	N48°15'55"E	L31	12.00'	N41°44'05"W
L5	11.93'	N41°44'05"W	L32	6.71'	S48°15'55"W
L6	44.04'	N48°11'38"E	L33	5.35'	N41°44'05"W
L7	36.40'	N41°44'05"W	L34	12.65'	S48°15'55"W
L8	50.00'	N48°15'55"E	L35	19.20'	S41°44'05"E
L9	44.04'	N48°11'38"E	L36	50.01'	S48°15'55"W
L10	12.24'	N41°44'05"W	L37	36.76'	N41°46'58"W
L11	6.71'	N48°15'55"E	L38	44.02'	S48°15'55"W
L12	5.35'	N41°44'05"W	L39	12.04'	S41°44'05"E
L13	12.01'	N48°15'55"E	L40	6.71'	S48°15'55"W
L14	19.38'	N41°44'05"W	L41	5.35'	S41°44'05"E
L15	59.35'	N48°15'55"E	L42	12.67'	S48°15'55"W
L16	12.10'	N41°44'05"W	L43	19.38'	S41°44'05"E
L17	10.00'	N48°15'55"E	L44	59.34'	S48°15'55"W
L18	24.92'	S41°44'05"E	L45	12.00'	S41°44'05"E
L19	60.02'	N48°15'55"E	L46	10.00'	S48°15'55"W
L20	19.20'	N41°44'05"W	L47	24.66'	S41°44'05"E
L21	12.65'	N48°15'55"E	L48	44.04'	S48°11'38"W
L22	5.35'	S41°44'05"E	L49	11.93'	S41°44'05"E
L23	6.71'	N48°15'55"E	L50	6.60'	S48°15'55"W
L24	12.00'	S41°44'05"E	L51	5.31'	S41°44'05"E
L25	44.06'	N48°15'55"E	L52	11.93'	S48°15'55"W
L26	24.67'	N41°44'05"W	L53	19.37'	S41°44'05"E
L27	10.00'	N48°15'55"E			

**CURVE DATA**

CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
1	40°32'20"	60.00'	22.16'	41.57'	42.45'	S17°00'55"E
2	37°33'32"	60.00'	20.40'	38.63'	39.33'	N33°56'09"E
3	33°07'29"	60.00'	17.84'	34.21'	34.69'	N31°43'08"E
4	44°58'23"	60.00'	24.84'	45.90'	47.10'	S19°13'56"E
5	04°28'03"	300.00'	11.61'	23.21'	23.22'	N39°30'06"W
6	40°10'15"	270.00'	98.73'	185.45'	189.30'	S66°39'37"E
7	09°17'25"	270.00'	21.94'	43.73'	43.78'	S41°55'47"E

Briarcliff Commons Development Company Ltd.  
Rec. No. 55419056

Sean P. Bowers  
Rec. No. 55497921

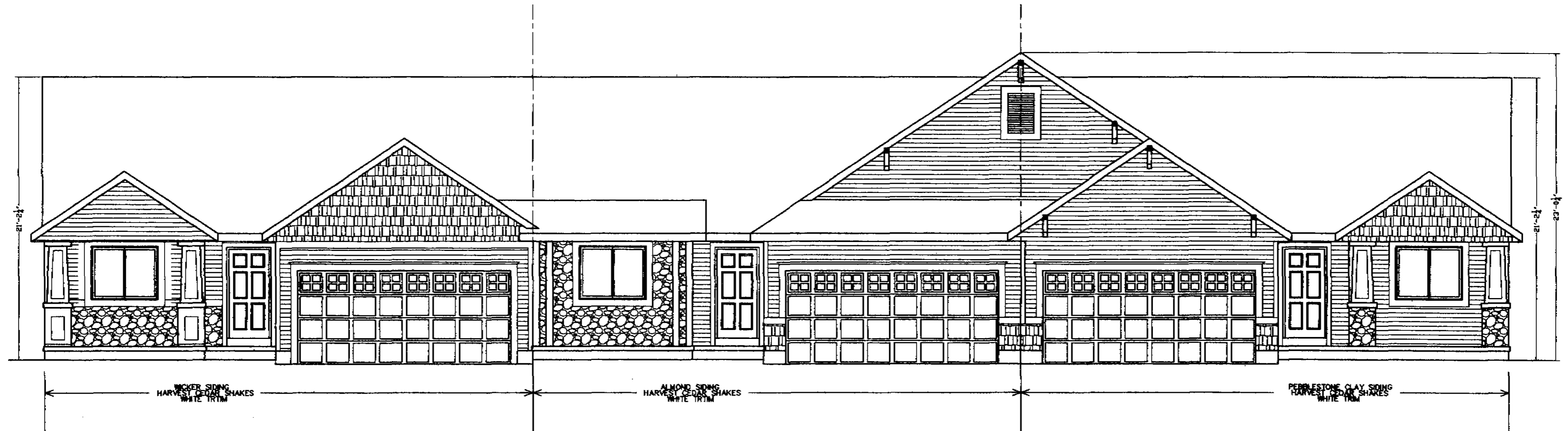
LAKES AT BRITTANY POINTE  
REC. No. 54186163



The undersigned hereby certifies that these drawings show graphically the location, designation, dimensions of each building and Unit, and the boundaries, location, designation and dimensions of the Common Elements and Limited Common Elements within each building as built or constructed. The purpose of this certification is to comply, in all respects, with the registered architect or registered professional engineer requirements of Section 5311.07 of the Ohio Revised Code.

Nicholas A. Spagnuolo Registered Engineer No. 30609

55731450  
Pg. 65 of 71  
18/08/2010 02:44P  
CONDO 881.60  
John R Donofrio, Summit Fiscal Officer



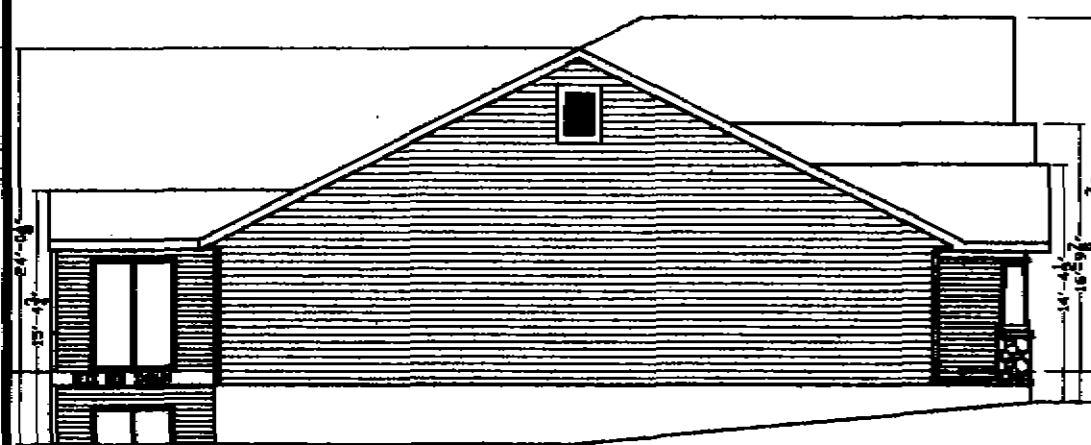
1135 HANOVER DR  
UNIT #1

1139 HANOVER DR  
UNIT #2

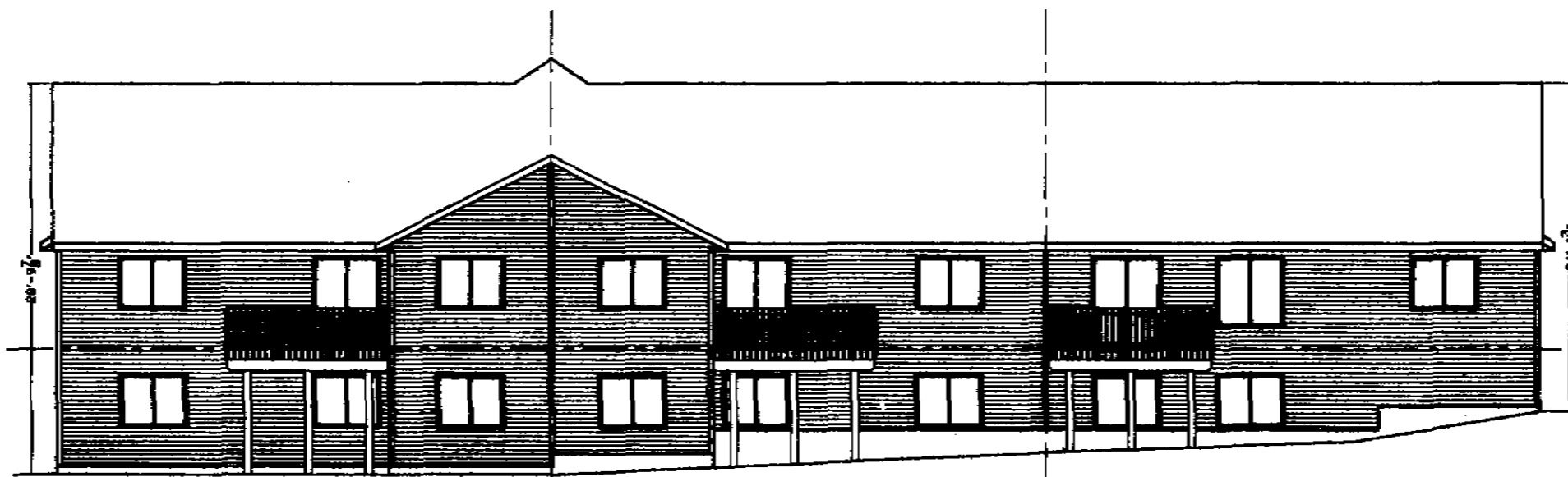
1143 HANOVER DR  
UNIT #3

SCALE 1/4"=1'-0"

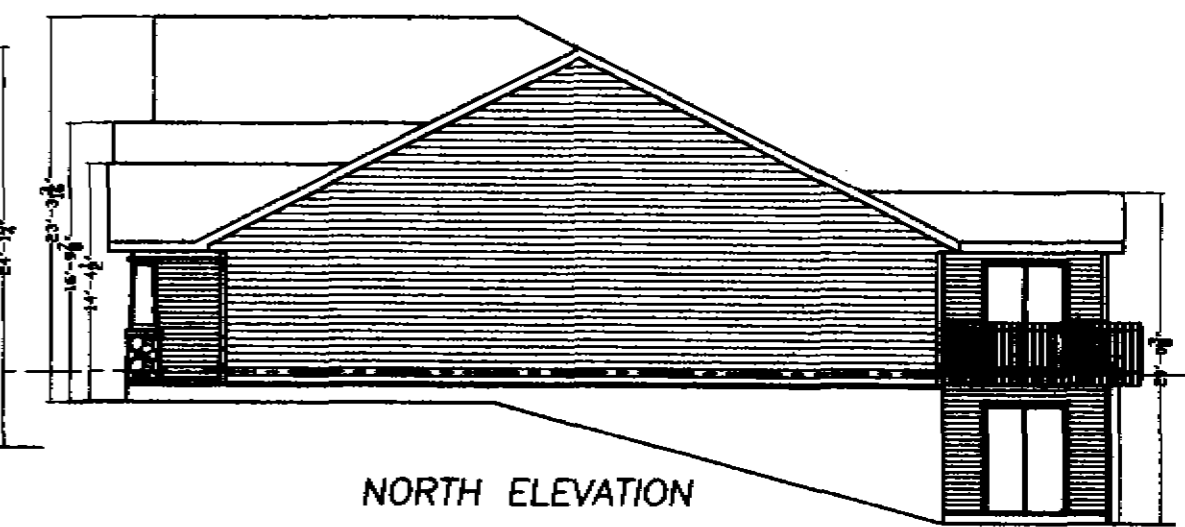
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

SCALE 1/8"=1'-0"

REVISIONS:  
00/00/00

DATE:  
04/20/10

ELEVATIONS 1, 2, 3

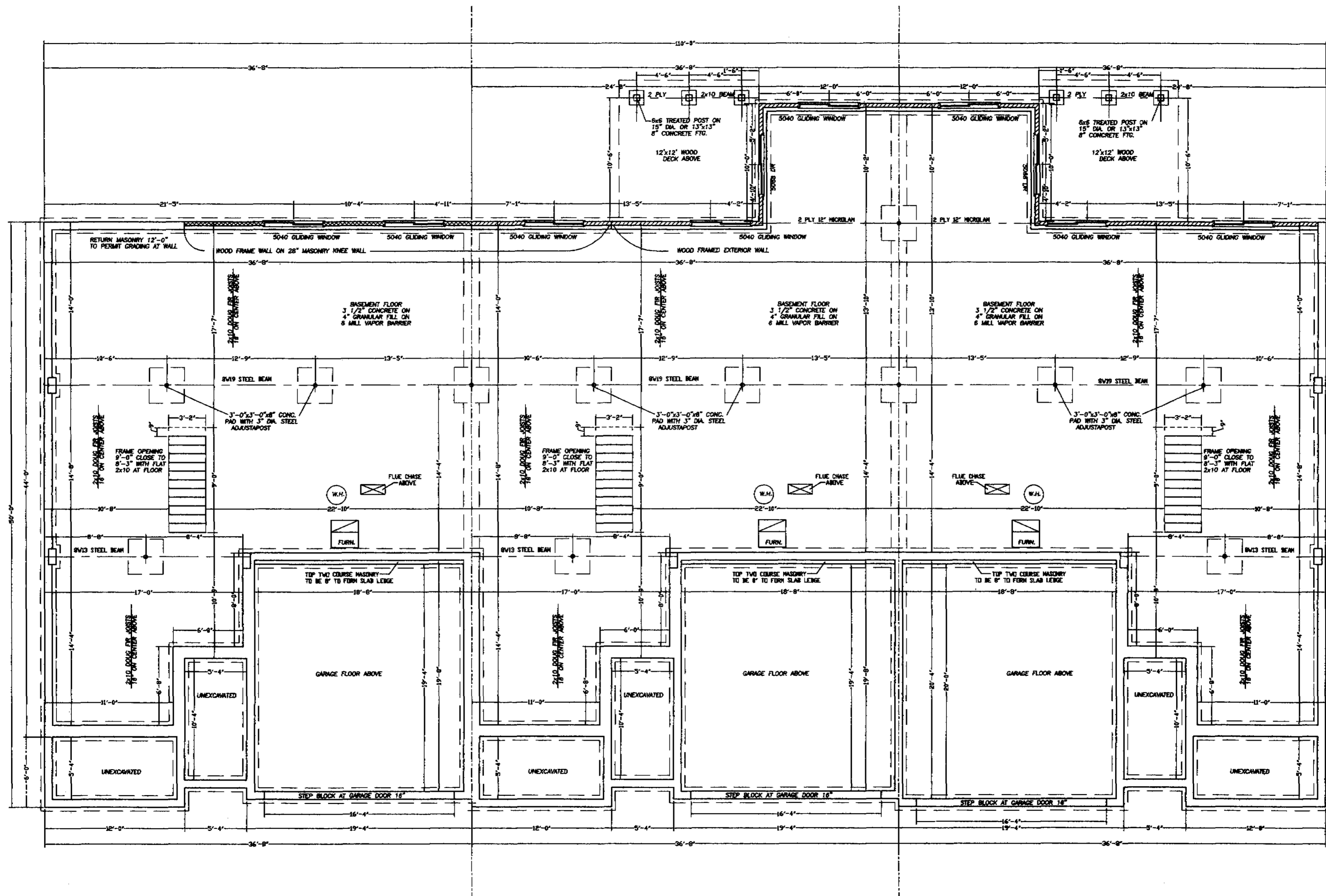
BRITTANY MEADOWS  
LAKEMORE, OHIO

PAGE 3



55731450  
Pg: 66 of 71  
10/02/2010 02:44P  
CONDO 881.60

John R Donofrio, Summit Fiscal Officer



REVISIONS:  
00/00/00

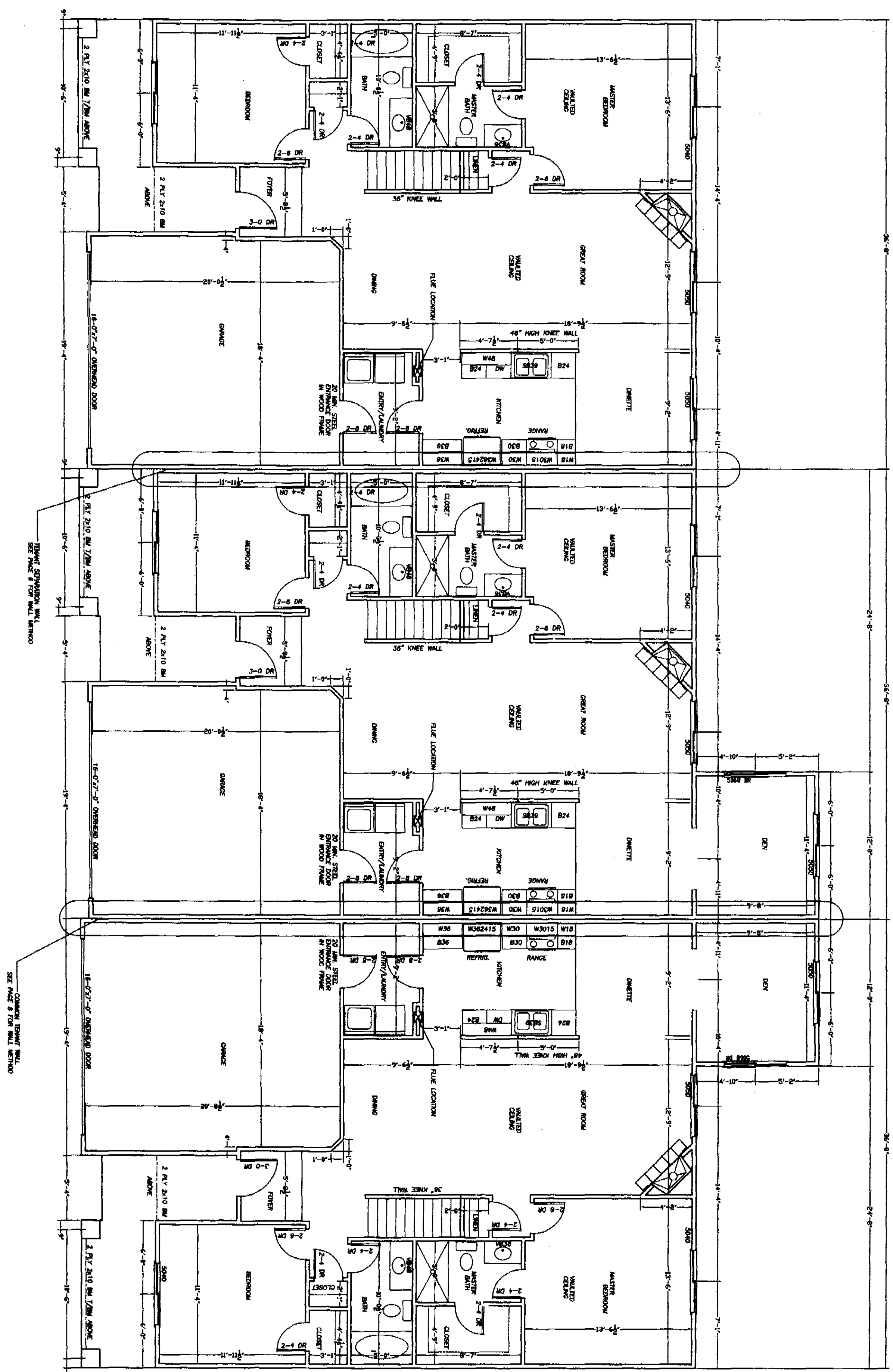
DATE:  
04/20/10

FOUNDATION 1, 2, 3

BRITTANY MEADOWS  
LAKEMORE, OHIO

PAGE: 4

55731450  
Pg. 67 of 71  
16/08/2010 02:44P  
CONDO 881.60  
John R Donofrio, Summit Fiscal Officer



TERMINAL SEPARATION WALL  
SEE PAGE 9 FOR WALL METHOD

COMMON TERMINAL WALL  
SEE PAGE 9 FOR WALL METHOD

55731450  
Pg. 68 of 71  
10/08/2010 02:44P  
John R. Donofrio, Summit Fiscal Officer  
CADD





ALMOND SIDING  
HARVEST CLAY SIDING  
WHITE TRIM

UNIT #19  
1126 HANOVER DR.

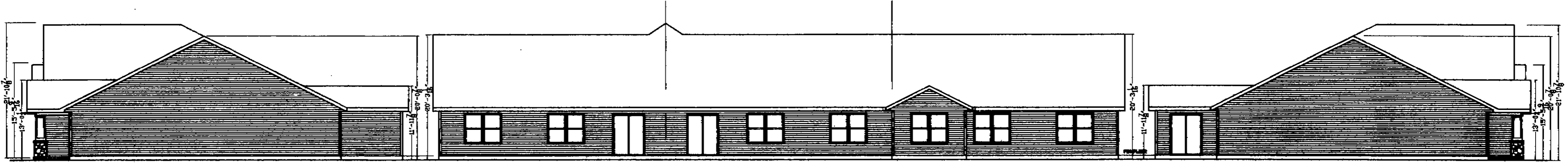
WICKER SIDING  
HARVEST CLAY SIDING  
WHITE TRIM

UNIT #20  
1124 HANOVER DR.

PERLESTONE CLAY SIDING  
HARVEST CLAY SIDING  
WHITE TRIM

UNIT #21  
1120 HANOVER DR.

WEST ELEVATION  
SCALE 1/4"=1'-0"



SOUTH ELEVATION  
SCALE 1/8"=1'-0"

EAST ELEVATION  
SCALE 1/8"=1'-0"

NORTH ELEVATION  
SCALE 1/8"=1'-0"

55731450  
Pg. 69 of 71  
16/08/2010 02:44P  
CONDO 881.60  
John A Donofrio, Summit Fiscal Officer

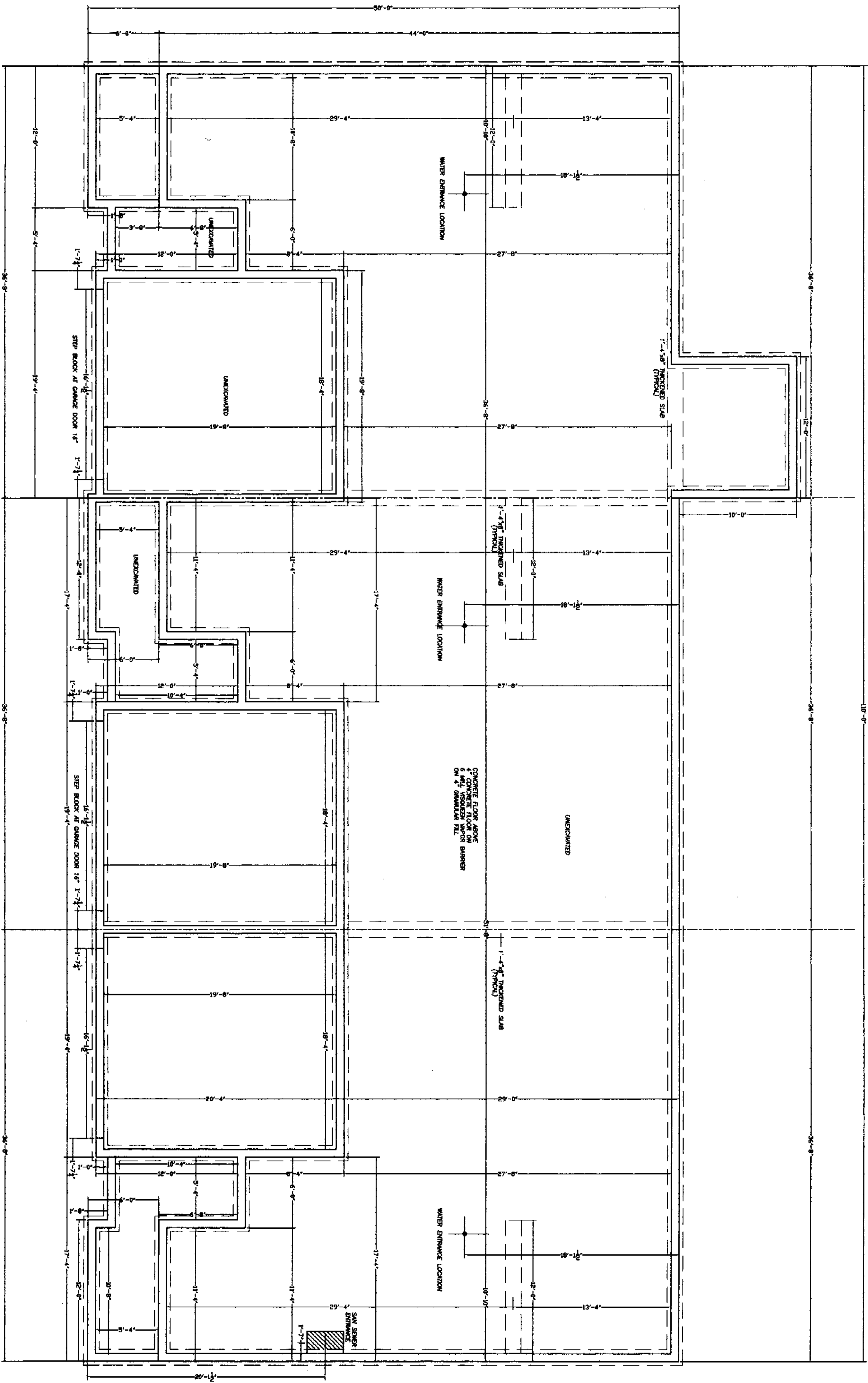
REVISIONS:  
00/00/00

DATE:  
05/11/10

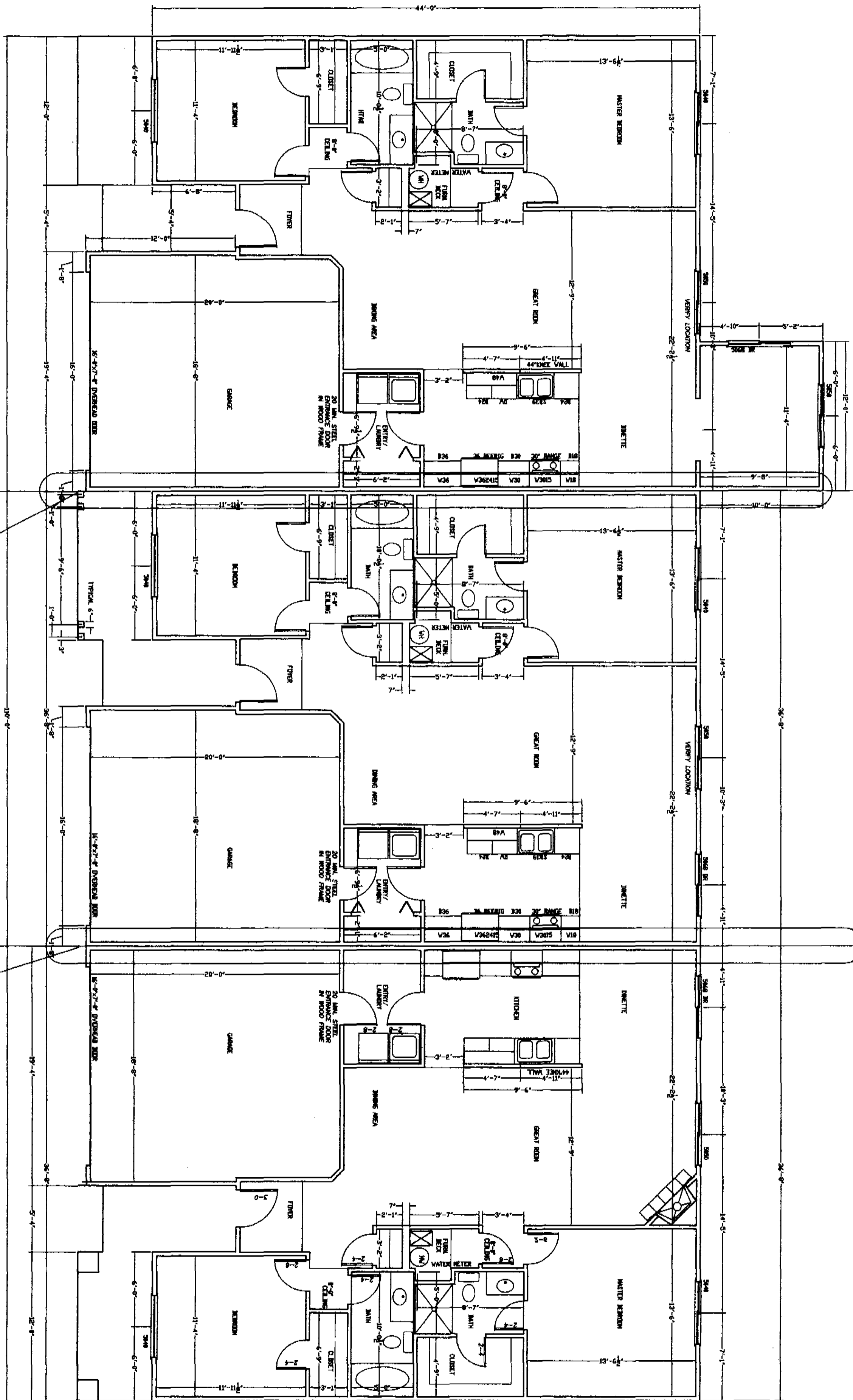
ELEVATIONS 19, 20, 21

BRITTANY COMMONS  
LAKEMORE, OHIO

PAGE: 6



55731450  
 Pg: 70 of 71  
 18/08/2010 02:44P  
 CONDO  
 881.58



COMMON TYPICAL WALL  
SEE PAGE 6 FOR WALL METHOD

TOWNH. SEPARATION WALL  
SEE PAGE 6 FOR WALL METHOD

55731450  
19/08/2010 02:44P  
CNDND  
John R. Donofrio, Summit Fiscal Officer