

AMENDMENTS TO THE
AMENDED AND RESTATED DECLARATION
FOR
WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE VILLAS AT WATERFORD CROSSING CONDOMINIUMS RECORDED AT INSTRUMENT NO. 55331125, AND AS AMENDED AND RESTATED AT INSTRUMENT NO. 56200466 OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THESE AMENDMENTS TO THE AMENDED AND RESTATED DECLARATION FOR WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC., WERE FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO

DATED: 5-21-24

BY:

KRISTEN M. SCALISE CPA, CFE

FISCAL OFFICER

By: *Kathlynn Daniels*

By: *Kathlynn Daniels*

DOC # 56880183



AMENDMENTS TO THE
AMENDED AND RESTATED DECLARATION FOR
WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.

RECITALS

- A. The Amended and Restated Declaration for Waterford Crossing Condominiums Homeowners' Association, Inc. (the "Declaration") and the Bylaws of Waterford Crossing Condominiums Homeowners' Association, Inc., attached to and made part of the Declaration (the "Bylaws"), were recorded at Summit County Records Instrument No. 55331125, and were amended and restated at Instrument No. 56200466.
- B. Ohio Revised Code Section 5311.05(E)(1)(c) authorizes the Board of Directors (the "Board"), without a vote of the Unit Owners, to amend the Declaration "to bring the Declaration into compliance with this Chapter."
- C. The Board approved the following matters to be modified (the "Amendments") to bring the Declaration into compliance with Ohio Revised Code Chapter 5311 ("Chapter 5311").
- D. Each of the changes set forth in these Amendments are based on or in accordance with Chapter 5311.
- E. Attached as Exhibit A is a certification of the Association's President and Secretary stating that the Amendments were approved by the Board in accordance with Ohio Revised Code Section 5311.05(E)(1)(c).
- F. The proceedings necessary to amend the Declaration and Bylaws as permitted by Chapter 5311 and the Declaration have in all respects been complied with.

AMENDMENTS

The Amended and Restated Declaration for Waterford Crossing Condominiums Homeowners' Association, Inc. and the Amended and Restated Bylaws of Declaration for Waterford Crossing Condominiums Homeowners' Association, Inc. are amended by the Board of Directors as follows:

- (1) **INSERT a NEW PARAGRAPH to the end of DECLARATION ARTICLE XV, SECTION 3(c).** Said new addition, to be added to the Declaration, as recorded at the Summit County Records, Instrument No. 56200466, is as follows:

The Board will impose the following enforcement procedure:



(i) Prior to imposing a charge for damages or an enforcement assessment, the Board will give the Unit Owner a written notice, which may be in the form of electronic mail to an electronic mail address previously provided by the owner in writing, that includes:

(1) A description of the property damage or violation;

(2) The amount of the proposed charge or assessment;

(3) A statement that the Unit Owner has a right to a hearing before the Board to contest the proposed charge or assessment;

(4) A statement setting forth the procedures to request a hearing;

(5) A reasonable date by which the Unit Owner must cure the violation to avoid the proposed charge or assessment.

(ii) Hearing Requirements:

(1) To request a hearing, the Unit Owner must deliver a written notice to the Board not later than the tenth day after receiving the notice required above. If the Unit Owner fails to make a timely request for a hearing, the right to that hearing is waived, and the Board may immediately impose a charge for damages or an enforcement assessment.

(2) If a Unit Owner timely requests a hearing, at least seven days prior to the hearing the Board will provide the Unit Owner with a written notice that includes the date, time, and location of the hearing.

(3) The Board will not levy a charge or assessment before holding a properly requested hearing.

(iii) The Board may allow a reasonable time to cure a violation described above before imposing a charge or assessment.



(iv) Within 30 days following a hearing at which the Board imposes a charge or assessment, the Association will deliver a written notice of the charge or assessment to the Unit Owner.

(v) The Association will deliver any written notice required above to the Unit Owner or any Occupant of the Unit by personal delivery, by electronic mail, by certified mail, return receipt requested, or by regular mail.

(2) **MODIFY DECLARATION ARTICLE XV, SECTION 5(d).** Said modification, to be made to the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows: (new language is underlined)

(d) The continuing lien provided for herein shall remain valid for a period of five years from the date a certificate of lien was duly filed therefor, unless sooner released or satisfied in the same manner provided by law in the State of Ohio for the release and satisfaction of mortgages on real property, or discharged by the final judgment or order of a court in an action brought to discharge the lien.

(3) **MODIFY THE LAST SENTENCE of DECLARATION ARTICLE XV, SECTION 5(c).** Said modification, to be made to the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows: (new language is underlined)

The certificate shall contain a description of the Unit against which the continuing lien exists, the name or names of the record Unit Owner or Unit Owners thereof, and the amount of the unpaid portion of the assessments, and shall be signed by the president, or other designated representative or other chief officer of the Association as authorized by the Board of Directors.

(4) **INSERT a new PARAGRAPH to the end of BYLAWS ARTICLE VII.** Said addition, to be added to the Bylaws, attached to and made part of the Declaration, as recorded at Summit County Records, Instrument No. 56200466 is as follows:

The Association, as determined by the Board, is not required to permit the examination and copying of any of the following from books, records, or minutes that contain any of the following:

(a) Information that pertains to Condominium Property-related personnel matters;



- (b) Communications with legal counsel or attorney work product pertaining to pending litigation or other Condominium Property-related matters;
- (c) 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;
- (d) Information that relates to the enforcement of the Declaration, Bylaws, or Association rules and regulations against a Unit Owner;
- (e) Information the disclosure of which is prohibited by state or federal law;
- (f) Records that date back more than five years prior to the date of the request.

(5) **MODIFY THE 1st PARAGRAPH of BYLAWS ARTICLE IV, SECTION 1.** Said modification, to be made to the Bylaws, attached to and made part of the Declaration, as recorded at Summit County Records, Instrument No. 56200466 as follows: (deleted language is crossed out; new language is underlined)

The Board of Directors shall consist of five persons, all of whom must be Unit Owners or spouses of Unit Owners and a member in good standing; ~~provided, however, that no 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 majority of the Board will not consist of Unit Owners or representatives from the same Unit unless authorized by a resolution adopted by the Board of Directors prior to the Board majority being comprised of Unit Owners or representatives from the same Unit. As used in this Section, "good standing" requires that the member not be more than 30 days delinquent in the payment of any fees and/or Assessments owed to the Association. Furthermore, any Board Member who becomes delinquent for more than 30 days while serving on the Board may be removed by a majority vote of the remaining Board Members.



(6) **INSERT A NEW SENTENCE to the end of BYLAWS ARTICLE IV, SECTION 10.** Said new addition, to be added to the Bylaws, Attached to and made part of the Declaration, as recorded at Summit County Records, Instrument No. 56200466 is as follows:

Those written consents will be filed with the Board meeting minutes.

(7) **INSERT a NEW DECLARATION ARTICLE XVIII, SECTION 1(e).** Said new addition, to be added to the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows:

(e) **Notwithstanding the above, without a Unit Owner vote, the Board may amend the Declaration in any manner necessary for any of the following purposes:**

(i) **To meet the requirements of institutional mortgagees, guarantors and insurers of first mortgage loans, the federal national mortgage association, the federal home loan mortgage corporation, the federal housing administration, the veterans administration, and similar institutions;**

(ii) **To meet the requirements of insurance underwriters;**

(iii) **To bring the Declaration into compliance with the Ohio Condominium Act (Revised Code Chapter 5311);**

(iv) **To correct clerical or typographical errors or obvious factual errors in the Declaration or an exhibit to the Declaration;**

(v) **To designate a successor to the person named to receive service of process for the Association. If the Association is incorporated in Ohio, this may be accomplished by filing with the Secretary of State an appropriate change of statutory agent designation;**

(vi) **To delete as void, any provision within the Declaration or Bylaws, or in any applicable restriction or covenant, that prohibits, limits the conveyance, encumbrance, rental, occupancy, or use of property subject to Revised Code Chapter 5311 on the basis of race, color, national origin, sex, religion, or familial status.**



(vii) To permit notices to Unit Owners, as required by the Declaration or Bylaws, to be sent by electronic mail and, if returned undeliverable, by regular mail, provided the association has received the prior, written authorization from the Unit Owner;

Any Unit Owner who is aggrieved by an amendment to the Declaration that the Board of Directors makes in accordance with the above may commence a declaratory judgment action to have the amendment declared invalid as violative of the above. Any action filed to contest the validity of the amendment must be filed in the appropriate court of common pleas within one year from the date of the recordation of the amendment.

(8) **MODIFY BYLAWS ARTICLE IV, SECTION 11(m)(ii).** Said modification, to be made to the Bylaws, Attached to and made part of the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows: (deleted language is crossed out; new language is underlined)

(ii) Commence, defend, intervene in, settle, or compromise any civil, criminal, land use planning 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, impacts zoning, or otherwise—and relates to matters affecting the Condominium Property;

(9) **INSERT A NEW DECLARATION ARTICLE XX, SECTION 6** entitled "Notices to Unit Owners." Said new addition, to be added to the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows:

Section 6. Notices to Unit Owners. All notices required or permitted by the Declaration or Bylaws to any Unit Owner will be in writing and is deemed effectively given if it has been sent by sent by regular U.S. mail, first-class postage prepaid, to their Unit address or to another address the Unit Owner designates in writing to the Board, or delivered using electronic mail subject to the following:

(a) The Association may use electronic mail or other transmission technology to send any required notice only to Unit Owners, individually or collectively, who have given the Association written consent to the use of electronic mail or other transmission technology. Any Unit Owner who has not given the Association written consent to use of electronic mail or other transmission technology will receive notices by either regular mail or hand delivered.

(b) An electronic mail or transmission technology to a Unit Owner is not considered delivered and effective if the Association's transmission to the Unit Owner fails, e.g. the Association receives an "undeliverable" or similar message, or the inability to deliver the transmission to the Unit Owner becomes known to the person responsible for sending the transmission. If the electronic mail or transmission is not delivered or effective, the Association will deliver the notice or other communication to the Unit Owner by either regular mail or hand delivered.

(10) **MODIFY DECLARATION ARTICLE XV, SECTION 3(a)(1)(e).** Said modification, to be made to the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows: (deleted language is crossed out; new language is underlined)

e. an amount deemed adequate by the Board to maintain a reserve for the cost of unexpected repairs and replacements and periodic maintenance, repair and replacement of improvements and for the repair and replacement of major improvements in an amount adequate to repair and replace major capital items in the normal course of operations without the necessity of special assessments, unless the Unit Owners, exercising not less than a majority of the voting power of the Association, waive the reserve requirement in writing annually ~~for which cash reserves over a period of time in excess of one (1) year ought to be maintained,~~ and for the funding of insurance deductibles in the event of casualty loss;

(11) **INSERT A NEW PARAGRAPH TO THE END OF DECLARATION ARTICLE XI, SECTION 3(c).** Said new addition, to be made to the Declaration, as recorded at Summit County Records, Instrument No. 56200466, is as follows:

The fidelity coverage will include blanket fidelity, crime, or dishonesty insurance coverage for any person who controls or disburses association funds. As used in this section, "person who controls or disburses association funds" means any individual with authority or access to sign checks, conduct electronic transfers, or otherwise withdraw funds from any association account or deposit, including the following:

- (1) A management company's principals and employees;
- (2) A bookkeeper;



The Waterford Crossing Condominiums Homeowners' Association, Inc. has caused the execution of this instrument this 6th day of May, 2024.

WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.

By: Barbara Dockrill, President
BARBARA DOCKRILL, President

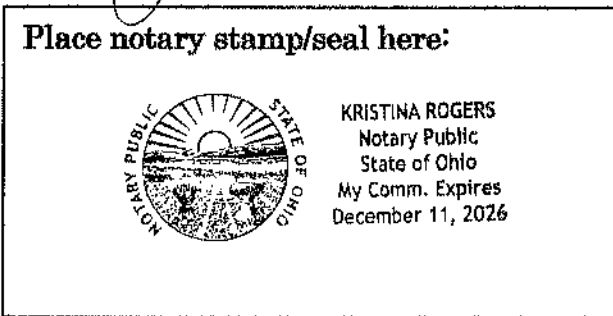
By: Carolyn J. O'Brien, Secretary
CAROLYN O'BRIEN, Secretary

STATE OF OHIO)
COUNTY OF Summit) **SS**

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Waterford Crossing Condominiums Homeowners' Association, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said corporation and the free act and deed of them personally and as such officers.

I have set my hand and official seal this 6th day of May, 2024.

Kristina Rogers
NOTARY PUBLIC



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

E

EXHIBIT A

CERTIFICATION OF OFFICERS

STATE OF OHIO)
COUNTY OF Summit) SS

BARBARA DOCKRILL and **CAROLYN O'BRIEN**, being the duly elected and acting President and Secretary of the Waterford Crossing Condominiums Homeowners' Association, Inc., certify that the Amendments to the Amended and Restated Declaration for Waterford Crossing Condominiums Homeowners' Association, Inc. were approved by the Board in accordance with Ohio Revised Code Section 5311.05(E)(1).

Barbara Dockrill, President
BARBARA DOCKRILL, President


Carolyn O'Brien, Secretary
CAROLYN O'BRIEN, Secretary

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named **BARBARA DOCKRILL** and **CAROLYN O'BRIEN** who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

I have set my hand and official seal this 6th day of May, 2024.

Kristina Rogers
NOTARY PUBLIC

Place notary stamp/seal here:



KRISTINA ROGERS
Notary Public
State of Ohio
My Comm. Expires
December 11, 2026



AMENDMENT TO THE
AMENDED AND RESTATED
WATERFORD CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.
DECLARATION

PLEASE CROSS MARGINAL REFERENCE WITH THE AMENDED AND RESTATED WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC. DECLARATION RECORDED AT INSTRUMENT NO. 56200466 OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE AMENDED AND RESTATED WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC. DECLARATION WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: SHWR 4/22/24

BY: KRISTEN M. SCALISE CPA, CFE
FISCAL OFFICER

DOC # 56874889

The Waterford Crossing Condominiums Homeowners' Association, Inc. has caused the execution of this instrument this 4 day of APRIL, 2024.

**WATERFORD CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.**

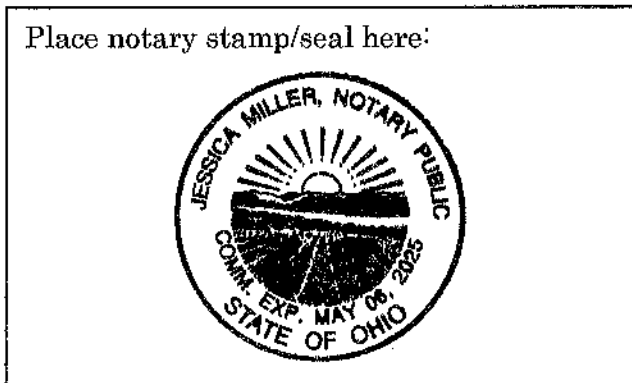
By: *John H. McKee*
JOHN H. MCKEE, President

STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named Waterford Crossing Condominiums Homeowners' Association, Inc., by its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of the corporation and the free act and deed of him personally and as such officer.

I have set my hand and official seal this 4th day of April, 2024.

Jessica Miller
NOTARY PUBLIC



The Waterford Crossing Condominiums Homeowners' Association, Inc. has caused the execution of this instrument this 17th day of February, 2024.

**WATERFORD CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.**

By: Carolyn O'Brien
CAROLYN O'BRIEN, Secretary

STATE OF South Carolina }
COUNTY OF Horry } SS

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named Waterford Crossing Condominiums Homeowners' Association, Inc., by its Secretary, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of the corporation and the free act and deed of her personally and as such officer.

I have set my hand and official seal this 17th day of February, 2024.

Marcus A. Davis

NOTARY PUBLIC

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

Place notary stamp/seal here:

MARCUS A. DAVIS
Notary Public
State of South Carolina
My Commission Expires 10-09-2033



EXHIBIT A-1

CERTIFICATION OF OFFICERS

JOHN H. MCKEE, being the duly elected and acting President of the Waterford Crossing Condominiums Homeowners' Association, Inc., certifies that the Amendment to the Amended and Restated Waterford Crossing Condominiums Homeowners' Association, Inc. Declaration was duly adopted in accordance with the provisions set forth in the Declaration for amendments in all material respects.



JOHN H. MCKEE, President

STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named JOHN H. MCKEE who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

I have set my hand and official seal this 4th day of April, 2024.



NOTARY PUBLIC

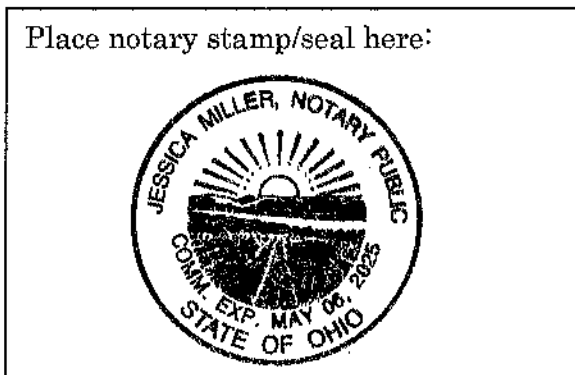


EXHIBIT A-2

CERTIFICATION OF OFFICERS

CAROLYN O'BRIEN, being the duly elected and acting Secretary of the Waterford Crossing Condominiums Homeowners' Association, Inc., certifies that the Amendment to the Amended and Restated Waterford Crossing Condominiums Homeowners' Association, Inc. Declaration was duly adopted in accordance with the provisions set forth in the Declaration for amendments in all material respects.

Carolyn O'Brien
CAROLYN O'BRIEN, Secretary

STATE OF South Carolina
COUNTY OF Horry) SS

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named CAROLYN O'BRIEN who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

I have set my hand and official seal this 17th day of February, 2024.

Marcus A. Davis
NOTARY PUBLIC

Place notary stamp/seal here:

MARCUS A. DAVIS
Notary Public
State of South Carolina
My Commission Expires 10-09-2033

Date 3/9/18

KRISTEN M. SCALISE CPA, CFE
SUMMIT COUNTY FISCAL OFFICER

BY:

BY: Kelly Phelps
Kelly Phelps

ELEVENTH AMENDMENT TO DECLARATION

This Amendment to the Declaration of Condominium for the Villas at Waterford Crossing Condominiums ("Condominium"), expanding and submitting additional property to the Condominium is made this _____ day of _____, 2018.

BACKGROUND

Successor Declarant

Elite Development Twelve Tallmadge, Inc., an Ohio corporation, is the successor declarant to Villas at Colony Park, Inc. for the Condominium and will hereinafter be referred to as the "Declarant". Declarant, is the owner in fee simple of all the real property hereinafter described and the improvements thereon and appurtenances thereto.

Declaration and Prior Expansion Amendments

The prior declarant has submitted certain property to the provisions of Section 5311 of the Ohio Revised Code by the filing of the Villas at Waterford Crossing Condominiums Declaration (Declaration). The Declaration and the Drawings were recorded on June 6, 2006 in Instrument #55331125 and a Utility Right of Way Plat was recorded on June 7, 2006 in Instrument #55331126 all of the Summit County, Ohio Land Records. The Declaration has been amended by the First Amendment to Declaration filed on December 18, 2006 in Instrument #55398588 of the Summit County Land Records and the Declaration has been amended by the Second Amendment to the Declarations filed on March 15, 2007 in Instrument #55423541 of the Summit County Land Records; the Third Amendment to the Declaration filed on May 31, 2007 in Instrument #55447146; the Fourth Amendment to the Declaration filed on July 10, 2007 in Instrument #55459467; the Fifth Amendment to the Declaration filed on November 1, 2007 in instrument # 55493286; the Sixth Amendment to the Declaration filed on February 26, 2008 in instrument #55520760; the Seventh Amendment to the

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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



Declaration filed on July 21, 2008 in instrument #55558726; the Eighth Amendment to the Declaration filed on December 9, 2009 in instrument #55669933; and the Ninth Amendment to the Declaration filed on November 6, 2017 in instrument #56339371; and the Tenth Amendment to the Declaration filed on December 4, 2018 in Instrument #56347357.

Expansion Rights

The Declarant, pursuant to Article XIX of the Declaration, reserved the right to expand the Condominium property by amending the Declaration to add all property (described in Exhibit C to the Declaration as the "Additional Property" which has been amended as stated above and after this amendment will be all added within the Condominium), and improvements thereon and appurtenances thereto, to the original Condominium. Additionally, The Waterford Crossing Condominium Homeowners Association, Inc. filed an Amendment to the Amended and Restated Waterford Crossing Condominium Homeowners' Association, Inc. Declaration on October 14 of 2016 in Instrument #56248340 of the Summit County Land Records. This amendment granted an extension of the Declarant's right and option to expand the Condominium property to add the remaining Additional Property as provided for in Article XIX of the Declaration for a period of seven years commencing on the date the Amendment was recorded with the Summit County Fiscal Office. By this instrument, the Declarant is adding a portion of the Additional Property to the Condominium. This is the last expansion amendment.

Declaration

Declarant, the sole owner of the Additional Property, hereby submits the portion of the Additional Property described on Exhibit A to this Amendment, to the provisions of Chapter 5311 of the Ohio Revised Code, and hereby amends the Declaration of the Condominium as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms are defined in the Declaration.
2. Additional Property Added. A legal description of the property being added to the Condominium is attached hereto as Exhibit A and is incorporated herein by this reference.

3. Name. The Condominium, as expanded hereby, shall continue to be named "The Villas at Waterford Crossing Condominiums."

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

5. Improvements Description. The property being added by this Amendment consists of one (1) parcel of land consisting of a total of approximately .737 Acres. On this Parcel there is situated one (1) building containing 3 residential dwelling units. Improvements on such property are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

a. Unit Designation. Each of the Units added to the Condominium is designated on the amendment to the Drawings filed simultaneously herewith, by a number, where that Unit is located. A listing of the proper Unit designations (and the proper Unit designations of all other Units in the Condominium), are shown on Exhibit B attached hereto and incorporated herein by this reference.

b. Composition of Units. Each Unit added hereby consist of the residential dwelling structure designated on the amendment to the Drawings filed simultaneously herewith as Exhibit C, including and excluding, as appropriate, those same items as are described and defined in the description of Units in the Declaration which is copied on Exhibit D attached hereto.

c. Unit Locations. The location of each Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith, a photocopy of which is attached hereto as Exhibit C and incorporated herein by this reference.

7. Common and Limited Common Areas.

a. Common Areas. All of the Additional Property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the amendment to the Drawings

filed herewith as a part of a Unit, are Common Elements as that term is used in the Declaration.

b. Limited Common Areas. Those portions of the Common Elements that are added hereby that are labeled or designated "L.C.E.A." or "limited common element areas" on the amendment to the Drawings filed herewith, if any, are Limited Common Element Areas. These Limited Common Element Areas are reserved for the exclusive use of the Units which those improvements or areas are designed to serve.

c. Percentage of Ownership. The undivided interest in the Common Areas appurtenant to all Units in the Condominium as expanded hereby, and as thereby allocated and reallocated, are shown on Exhibit C attached hereto and incorporated herein by this reference, and are all equal to one fifty-ninth (1/59). The Common Areas shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Areas. Further, the undivided interest in the Common Areas of a Unit shall not be separated from the Unit to which it appertains.

8. Easements Reserved to Declarant. A non-exclusive perpetual easement to utilize the property added hereby is hereby reserved to Declarant, its successors and assigns, for their benefit and the benefit of future Owners and Occupants of the area of the remaining Additional Property, for pedestrian and vehicular access over walkways and streets located on the Common Areas for ingress and egress to and from the Additional Property, and each part thereof, and a public or private street. Additionally, Declarant, for itself and its successors and assigns, reserves the right to extend and tie into utility lines into the Additional Property and to service the same, whether or not such Additional Property, or parts thereof, become a part of the Condominium Property. The property added hereby is also subject to easements and restrictions of record.

9. Effects of Expansion. Upon the filing for record of this Amendment to the Declaration adding the property described in Exhibit A to the Condominium Property:

a. the property shall hereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that property had been initially part of the Condominium Property, that is the rights, easements, covenants, restrictions, and assessment plan shall run with and will bind such

property in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the original Condominium Property;

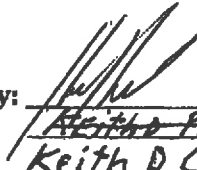
b. the owner or owners of Units within such property shall thereupon become members of the Condominium Association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

c. in all other respects, all of the provisions of the Declaration shall include and apply to such property, and to the owners, mortgages, and lessees of Units thereon, with equal meaning and of like force and effect.


The amendment to the Drawings, as required by the Ohio Revised Code, are filed herewith showing the information required with respect to the property added by this Amendment.

IN WITNESS WHEREOF, this Amendment has been executed on behalf of the Declarant on this ____ day of _____, 2018.

DECLARANT: ELITE DEVELOPMENT
TWELVE TALLMADGE, INC.

By:  ^{KC}
~~Keith D. Calvert, its PRES~~
Keith D. CALVERT PRESIDENT

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Kristen M. Scallise, CPA, CFE, Summit County Fiscal Officer
DOC # 58368168



STATE OF OHIO)
) SS
COUNTY OF Summit)

BEFORE ME, a Notary Public, in and for said county and state, personally appeared the above-named, Declarant, **ELITE DEVELOPMENT TWELVE TALLMADGE, INC.**, an Ohio Corporation, by KEITH R. CALVERT, its PRESIDENT, who acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed and the free act and deed of said Declarant.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at GREEN, Ohio this 4th day of MARCH, 2018.

Marvin H. Bond
Notary Public

This instrument prepared by:
Witschey Witschey & Firestone Co., LPA
Jeffrey T. Witschey, Esq.
405 Rothrock Rd., Suite 103
Akron, Ohio 44321
(330) 665-5117

cli.calvert.waterford.amendment11-1



MARVIN H. BOND, NOTARY PUBLIC
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Dec. 21, 2019

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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer
DOC # 56368168



LEGAL DESCRIPTION
PHASE 11

CORPORATE
450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

Situated in the City of Tallmadge, County of Summit, and State of Ohio, and being a part of Lot 9 in Stone Creek Allotment No. 3 as recorded with reception No. 54113347 of Summit County Records and being more fully described as follows:

CLEVELAND OFFICE
2800 Euclid Ave, Suite 509
Cleveland, Ohio 44115

Beginning at the southwest corner of the Villas at Waterford Crossing Condominium Phase 3 (Parcel 2) as recorded with Reception Number 55423541 of Summit County Records:

COLUMBUS OFFICE
580 N. Fourth Street, Suite 220
Columbus, Ohio 43215

Thence S 89°00'55" E, 105.57 feet to a point;

envdesigngroup.com

Thence S 00°59'05" W, 156.46 feet to a point;

Thence S 89°00'55" E, 50.00 feet to a point;

Thence S 00°59'05" W, 98.65 feet to a point;

Thence N 89°00'55" W, 157.58 feet to a point;

Thence N 01°26' 00" E, 255.11 feet to the True Place of Beginning and containing 0.737 acres as surveyed by Robert J. Warner, P.S. No. 6931 for Environmental Design Group in October 2017.

Robert J. Warner
Robert J. Warner, P.S. 6931

3-2-2018
Date



Page 7 of 35
3/2/2018 2:19 PM Recording Fee: \$ 1232.88
Kristen M. Soalis, CPA, CFE, Summit County Fiscal Officer
DOC # 56368168

E:\Elite Dev Group-Twelve Tallmadge Inc\16-00214-010 Waterford Crossing\Survey\Legal-Phase 9 future expandable parcel 1.doc

The community impact people.

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT

EXHIBIT B

<u>Unit Number</u>	<u>Level*</u>	<u>Bedrooms</u>	<u>Baths</u>	<u>Approximate Sq. Footage</u> <u>Living Space</u>	<u>Percentage Interest in Common Elements and voting Rights at This Phase</u>
1.	2	2	2	1449	1/59
2.	2	2	2	1455	1/59
3.	2	2	2	1449	1/59
4.	3	2	2	1629	1/59
5.	3	3	3	1874	1/59
6.	3	3	3	1874	1/59
7.	3	3	3	2055	1/59
8.	2	2	2	1576	1/59
9.	3	3	3	2018	1/59
10.	2	3	3	2279	1/59
11.	1	2	2	1458	1/59
12.	2	3	3	2045	1/59

DOC # 56368168

Page 8 of 35
3/12/2018 2:19 PM Recording Fee: \$ 1232.80
Kristen M. Soalise, CPA, CFE, Summit County Fiscal Officer



13.	1	2	2	1458	1/59
14.	3	3	3	2143	1/59
15.	3	3	3	1950	1/59
16.	3	3	3	1961	1/59
17.	3	3	3	2143	1/59
18.	3	3	3	1950	1/59
19.	3	3	3	1961	1/59
20.	3	3	3	2143	1/59
21.	3	3	3	1950	1/59
22.	3	3	3	1961	1/59
23.	2	2	2	1576	1/59
24.	3	3	3	1874	1/59
25.	2	2	3	1839	1/59
26.	2	3	3	2212	1/59
27.	1	2	2	1640	1/59
28.	3	3	3	2143	1/59
29.	3	3	3	1950	1/59
30.	3	3	3	1961	1/59
31.	1	2	2	1662	1/59
32.	2	3	4	2045	1/59
33.	1	2	3	1636	1/59

DOC # 56368168

Page 9 of 35
 3/12/2018 2:19 PM Recording Fee: \$ 1232.80
 Kristen M. Gaele, CPA, CFE, Summit County Fiscal Officer




34.	3	3	3	2036	1/59
35.	3	3	3	1874	1/59
36.	2	2	2	1638	1/59
37.	3	3	3	2029	1/59
38.	3	3	3	2029	1/59
39.	1	2	2	1609	1/59
40.	1	2	2	1449	1/59
41.	1	2	2	1458	1/59
42.	2	2	2	1640	1/59
43.	3	3	3	2030	1/59
44.	3	3	3	2028	1/59
45.	3	3	3	2018	1/59
46.	3	3	3	1864	1/59
47.	2	2	2	1457	1/59
48.	2	2	2	2262	1/59
49.	3	3	3	2212	1/59
50.	3	3	3	2860	1/59
51.	3	3	3	2041	1/59
52.	2	2	2	1443	1/59
53.	3	3	4	2194	1/59
54.	1	2	2	1640	1/59

55.	1	2	2	1634	1/59
56.	1	2	2	1640	1/59
57.	2	2	2	1449	1/59
58.	3	3	3	1964	1/59
59.	2	2	2	1449	1/59

* At the discretion of the Declarant, any Unit may be built without a basement in which case the Unit shall have one less level than shown above. In some units the basement may be built out.

cli.calvert.waterford.amendment11-ExB

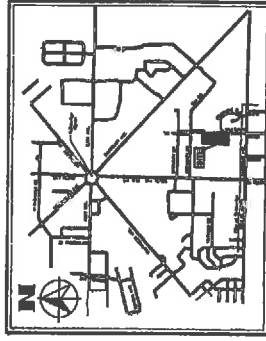
Page 11 of 35
3/12/2018 2:19 PM Recording Fee: \$ 1232.00
Kristen M. Soallise, CPA, CFE, Summit County Fiscal Officer
DOC # 56368168



THE VILLAS AT WATERFORD CROSSING CONDOMINIUM PHASE 11 AMENDMENT

ADDING UNITS AS CONSTRUCTED
(17, 18, 19, 20, 21 & 22)

LOCATED IN:
THE CITY OF TALLMADGE
COUNTY OF SUMMIT, STATE OF OHIO
BEING PART OF:
O.L. 8, TRACT II, FORMERLY TALLMADGE TWP.
AND
SUBLOT 9 IN STONE CREEK ALLOTMENT No. 3
(RECEPTION No. 54113347)



FROM: REGISTERED ARCHITECT,
Registered Utility P/W - Reception No. 54113347
Map of Waterford Crossing Phase 11 - Reception No. 54113347
Map of Waterford Crossing Phase 11 - Reception No. 54113347
Registered Utility P/W - Reception No. 54113347
Map of Waterford Crossing Phase 11 - Reception No. 54113347
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Map of Waterford Crossing Phase 11 - Reception No. 54113347
Map of Waterford Crossing Phase 11 - Reception No. 54113347
Map of Waterford Crossing Phase 11 - Reception No. 54113347

REGISTERED ARCHITECT
L. J. BERRY, hereby certifies that the attached drawings contain the information required by the provisions of Ohio Revised Code Chapter 541. The drawings are true and correct copies of the original drawings as they were prepared. The entire drawing is hereby submitted to the office of the auditor.

L. J. Berry
REGISTERED ARCHITECT NO. 47176
DATE 3-4-18

REGISTERED SURVEYOR
I, the undersigned, hereby certify that the attached drawings contain the information required by the provisions of Ohio Revised Code Chapter 541. The drawings are true and correct copies of the original drawings as they were prepared. The entire drawing is hereby submitted to the office of the auditor.

Robert F. Mann
REGISTERED SURVEYOR NO. 1018
DATE 3-2-2018



Page 12 of 35
3/12/2018 2:19 PM Recording Fee: \$ 1232.80
Kristen H. Sealise, CPA, CFE, Summit County Fiscal Officer

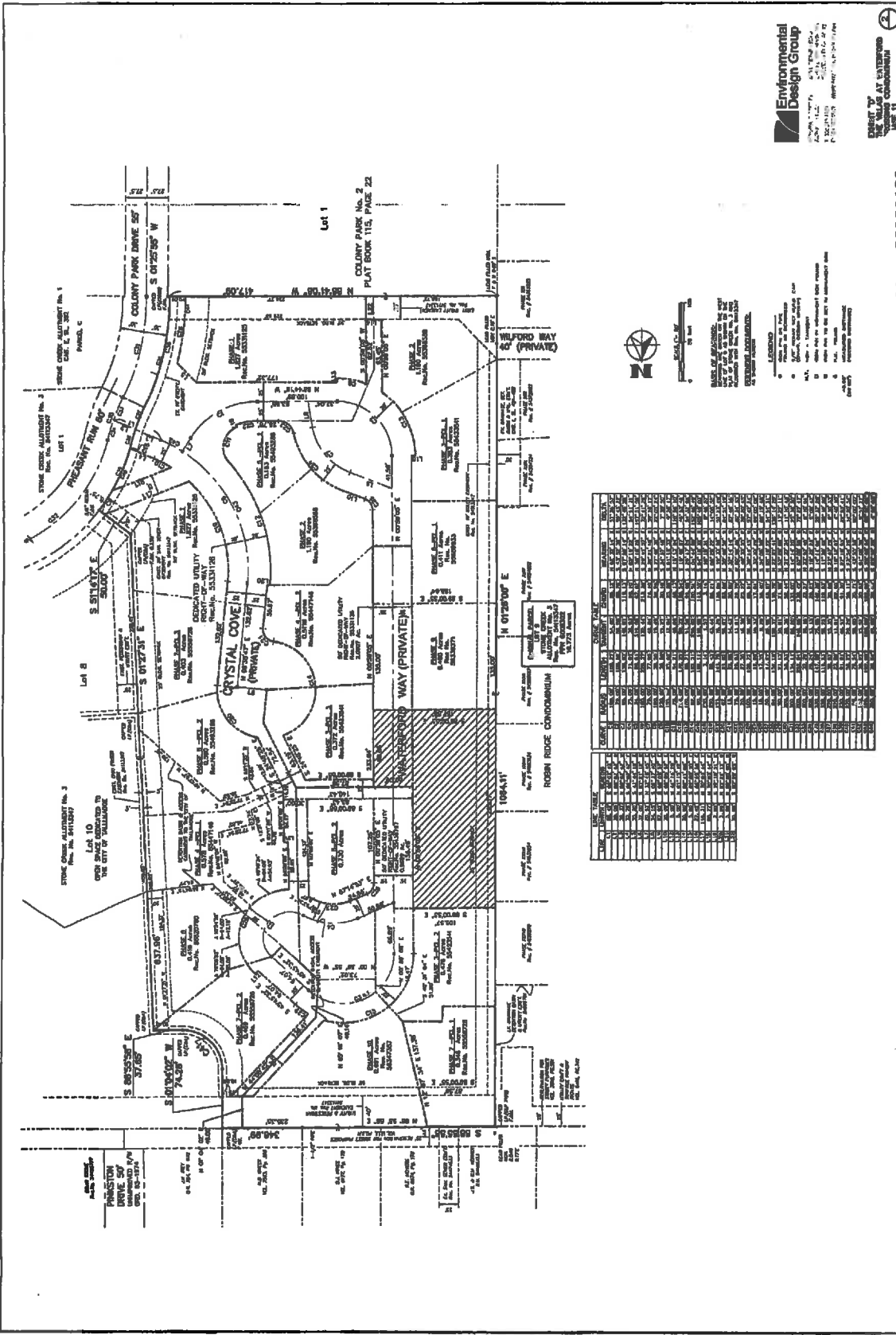


PREPARED BY:
Environmental Design Group, Inc.

THIS BILL CERTIFY THAT A COPY OF THIS INSTRUMENT TO THE
REGISTRAR OF CONDOMINIUMS
WATERFORD CROSSING HAS BEEN FILED IN THE OFFICE OF THE AUDITOR,
SUMMIT COUNTY, OHIO.



FILED BY
TALLMADGE AT WATERFORD
CROSSING CONDOMINIUM
PHASE 11



Environmental Design Group
 1100 W. 10th St., Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 233-1111
 Fax: (405) 233-1112
 Email: info@edgok.com
 Website: www.edgok.com

DESIGNED BY
THE WILLIAMS AT WATERFORD
 WATERFORD CONDOMINIUM
 PAGE 11



SCALE: 1/8" = 1'-0"

BASED ON RECORDS:
 1. ALL INFORMATION IS TO BE VERIFIED BY THE USER.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.
 3. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ENVIRONMENTAL DESIGN GROUP.

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DOC # 56368168

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 Kristin M. Sealiser, CRR, CFE, Summit County Fiscal Officer



Environmental Design Group
 1100 W. 10th St., Suite 100
 Oklahoma City, OK 73106
 Phone: (405) 233-1111
 Fax: (405) 233-1112
 Email: info@edgok.com
 Website: www.edgok.com

LEGEND

BUILDING TO BE BUILT (UNIT ELEMENT)

PHASE LINE

BOUNDARY OF DRIVE

PROPERTY LINE

CONDUIT LINE

LIMITED COMMON ELEMENT

COMMON ELEMENT

- 1. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
- 2. 3/4" DIA. CP PIPE FOUND AS DESCRIBED
- 3. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
- 4. 3/4" DIA. CP PIPE FOUND AS DESCRIBED
- 5. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
- 6. 3/4" DIA. CP PIPE FOUND AS DESCRIBED
- 7. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
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- 16. 3/4" DIA. CP PIPE FOUND AS DESCRIBED
- 17. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
- 18. 3/4" DIA. CP PIPE FOUND AS DESCRIBED
- 19. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
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- 21. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
- 22. 3/4" DIA. CP PIPE FOUND AS DESCRIBED
- 23. 1/2" DIA. CP PIPE FOUND AS DESCRIBED
- 24. 3/4" DIA. CP PIPE FOUND AS DESCRIBED

NOTES

1. SEE SHEET 2 FOR CONDUITS AND P/W LIMITS.

BASE OF FINISHES:
 FINISHES ARE INSET THE FLAT FOR APPROXIMATELY 1/4" TO RECORDING PER PLAN. SEE SHEET 2 FOR RECORDING PER PLAN.

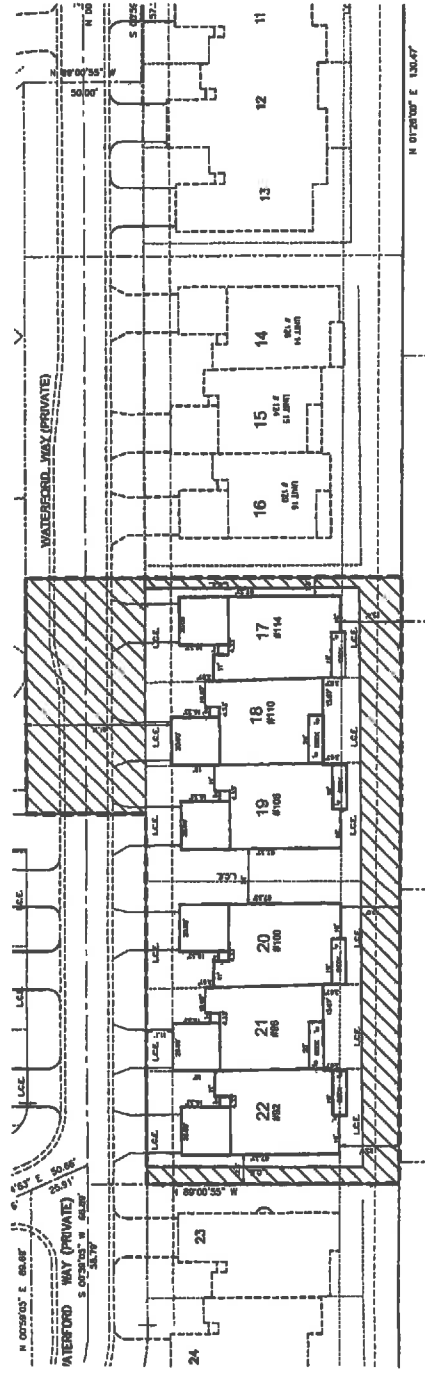


Environmental Design Group

1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.ENVIRONMENTALDESIGNGROUP.COM

PROJECT: THE VALLEY AT WATERFORD
CONTRACT: 10000000000000000000
PHASE: 11

UNIT	AREA (SQUARE FEET)	PHASE	STATUS	TYPE
1	1,200	1	1	1
2	1,200	1	1	1
3	1,200	1	1	1
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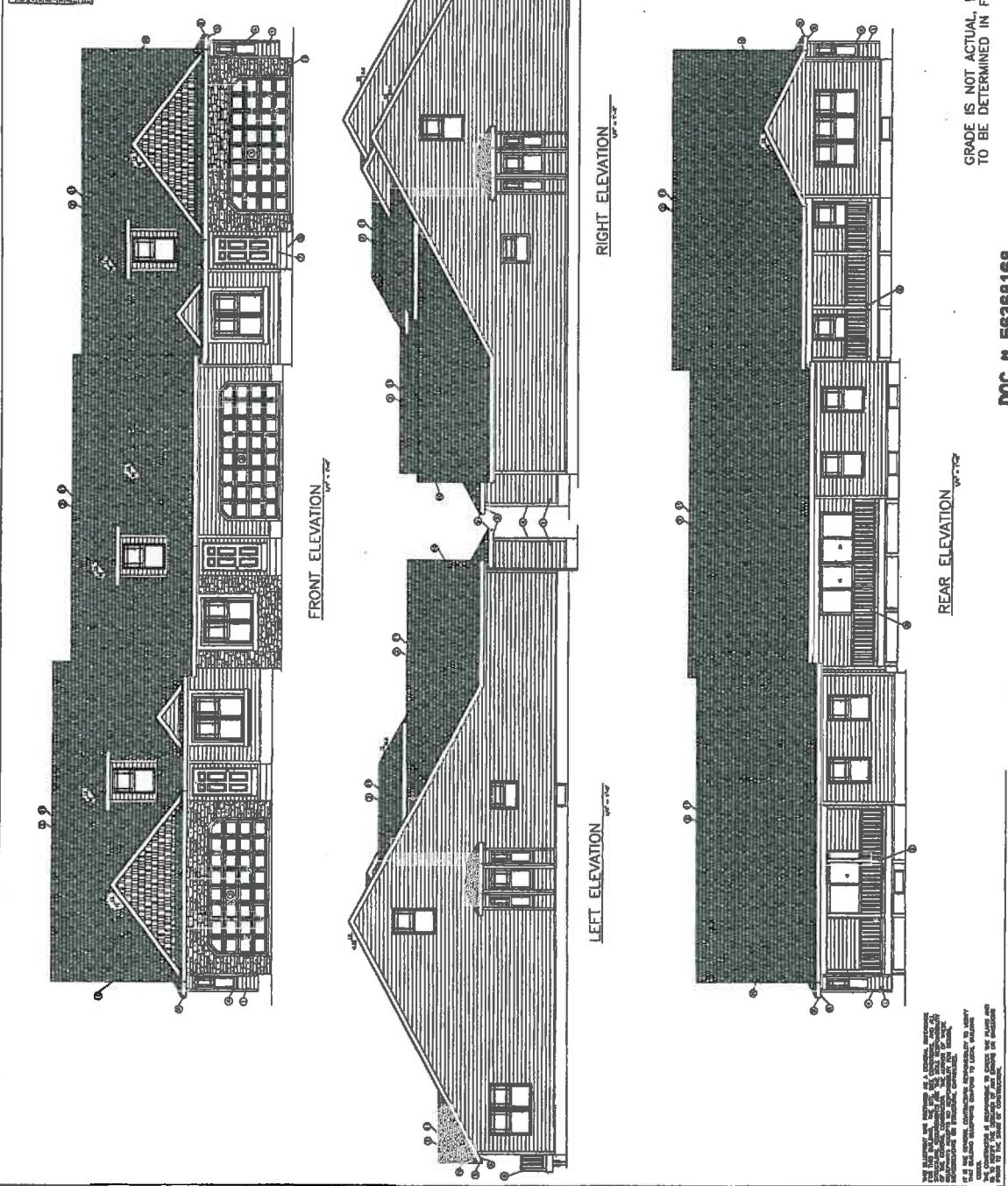
DOC # 56368168

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 3/12/2018 2:19 PM Recording Fee: \$ 1232.80
 Kristen M. Sealise, CPA, CPE, Summit County Fiscal Officer



DATE: 7/25/19	REVISIONS:	MODEL: CONDOS/3070RIVE; SEE FLOOR PLAN; JOBS: UNITS 17/18/19; PLAT: SUBLOTS 17/18/19	PROJECT: RILEY DEVELOPMENT GROUP
DRAWN BY: J. M. MCGEE	NO. 100	LOCATION: 112 EAST BUCKINGHAM ST. AUSTIN, TEXAS 78701	CUSTOMER: TWELVE TALLEMADE, INC.
CHECKED BY: J. M. MCGEE	NO. 100		
SCALE: 1/4"=1'-0"			
ELEVATIONS			

DATE: 7/25/19	REVISIONS:	MODEL: CONDOS/3070RIVE; SEE FLOOR PLAN; JOBS: UNITS 17/18/19; PLAT: SUBLOTS 17/18/19	PROJECT: RILEY DEVELOPMENT GROUP
DRAWN BY: J. M. MCGEE	NO. 100	LOCATION: 112 EAST BUCKINGHAM ST. AUSTIN, TEXAS 78701	CUSTOMER: TWELVE TALLEMADE, INC.
CHECKED BY: J. M. MCGEE	NO. 100		
SCALE: 1/4"=1'-0"			
ELEVATIONS			



GRADE IS NOT ACTUAL. FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

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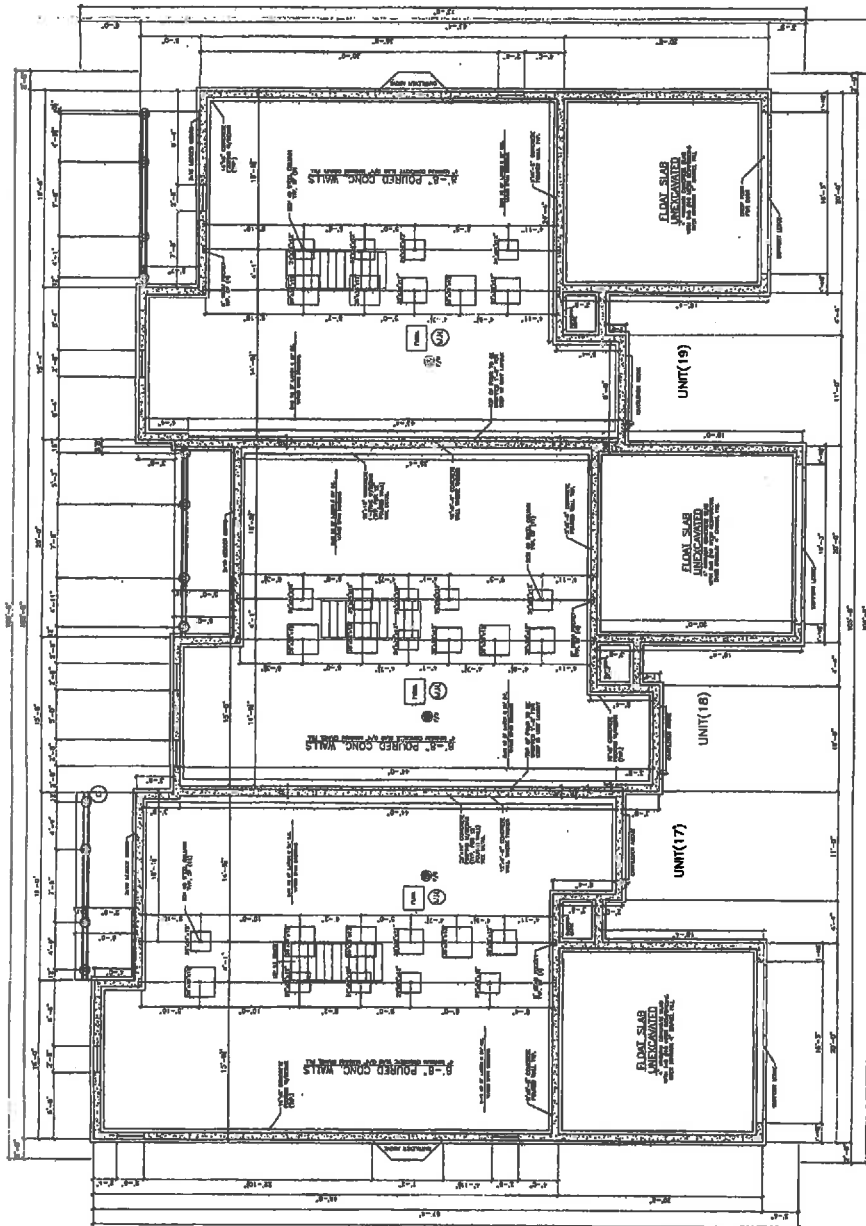
Bliss Development Group
Twelve Tallmadge, Inc.
170 East Exchange St. Akron, Ohio, 44308
(216) 488-8888

CUSTOMER:

MODEL: CONDOS/ REFERENCE: SEE FLOOR PLAN JOB: UNITS 17/18/19 PLAT: SUBLOTS 17/18/19
SHEET TITLE:
SCALE: 1/4"=1'-0"

FOUNDATION:
DATE: 7/25/16
DESIGNER: [blank]
CAD: MASC
NO: 270
REVISIONS:
NO: [blank]
DATE: [blank]

NOTES:
1. SEE GENERAL NOTES ON DRAWING.
2. SEE GENERAL NOTES ON DRAWING.
3. SEE GENERAL NOTES ON DRAWING.



GRADE IS NOT ACTUAL. FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

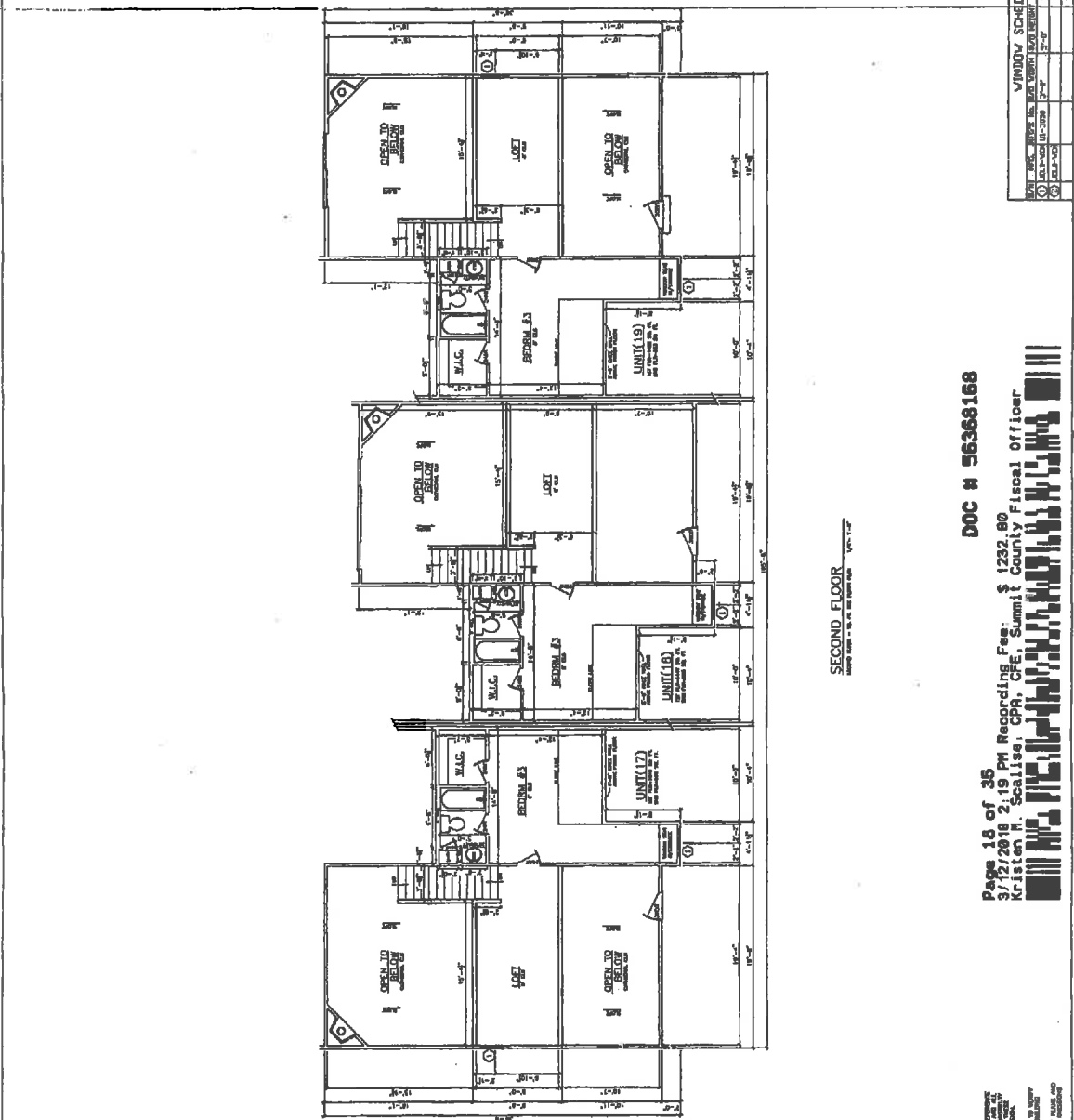
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DATE: 7/25/16	DESIGNER: CAD WAGG	NO. 230	REVISIONS:
SHEET TITLE: SECOND FLOOR			
SCALE: 1/4"=1'-0"			
MODEL: CONDOS/ APARTS; SEE FLOOR PLAN; JOBS/UNITS 17/18/19; PLAN/SUBLOTS 17/18/19			
LOCATION: Twelve Tallmadge, Inc			
CUSTOMER: Rite Development Group			

NOTES:
 1. SEE FLOOR PLAN FOR
 2. SEE FLOOR PLAN FOR
 3. SEE FLOOR PLAN FOR



SECOND FLOOR
 DRAWN BY: [Name] DATE: [Date]

DOC # 56368168

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 3/7/2016 2:19 PM Recording Fee: \$ 1232.80
 Kristen H. Scallise, CPA, CFE, Summit County Fiscal Officer



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DATE	DESCRIPTION	BY	REVISION
07/25/16	ISSUE FOR PERMIT	WAGG	1
07/25/16	ISSUE FOR PERMIT	WAGG	2
07/25/16	ISSUE FOR PERMIT	WAGG	3
07/25/16	ISSUE FOR PERMIT	WAGG	4
07/25/16	ISSUE FOR PERMIT	WAGG	5

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 3/12/2018 2:19 PM Recording Fee: \$ 1232.80
 Kristin M. Sealise, CPA, CFE, Summit County Fiscal Officer

DOC # 56368168



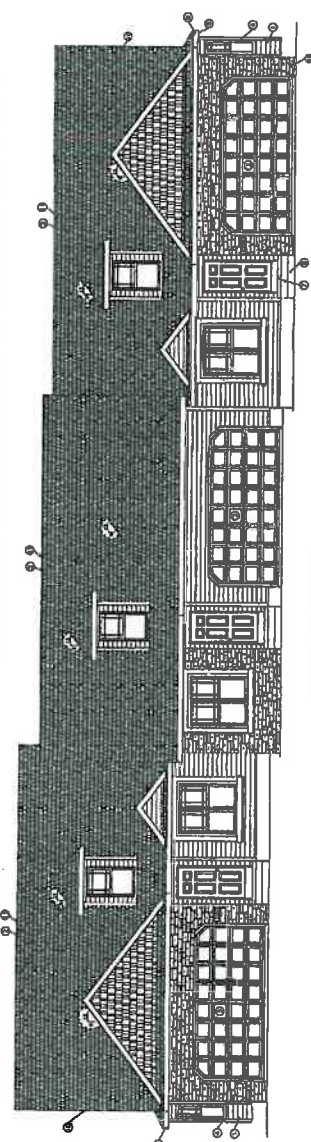
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ELEVATIONS

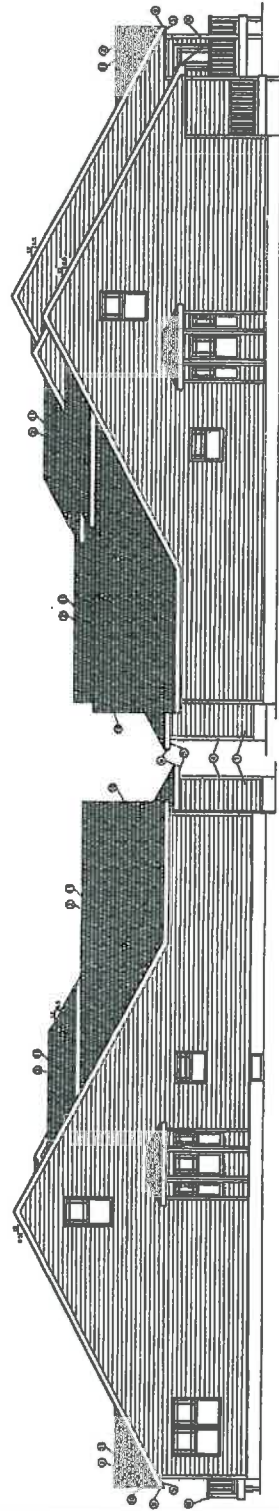
MODEL: CONDOS / APARTMENTS SEE FLOOR PLAN JOBSUBS 20/21/22 PLOTSUBLOTS 20/21/22
 SHEET TITLE: ELEVATIONS
 SCALE: 1/4"=1'-0"

CLIENT: Development Group
 17450 E. 1st Avenue, Suite 100, Aurora, CO 80012
 (303) 339-8888
 CUSTOMER: Twelve Tailmades, Inc
 LOCATION: 17450 E. 1st Avenue, Suite 100, Aurora, CO 80012

SHEET NO: A-5

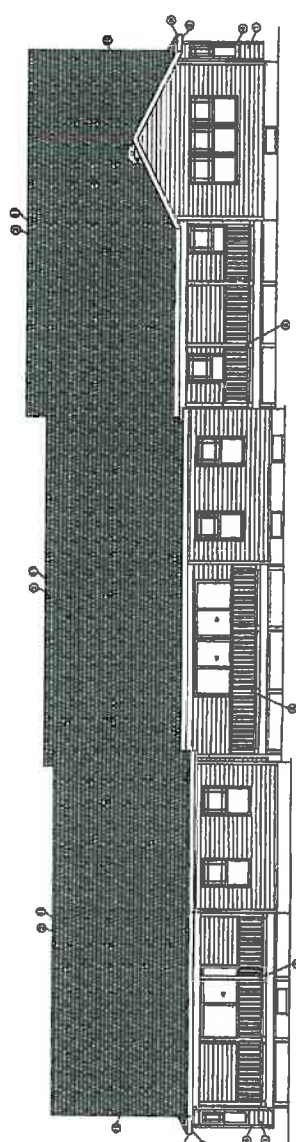


FRONT ELEVATION 1/4"=1'-0"



LEFT ELEVATION 1/4"=1'-0"

RIGHT ELEVATION 1/4"=1'-0"

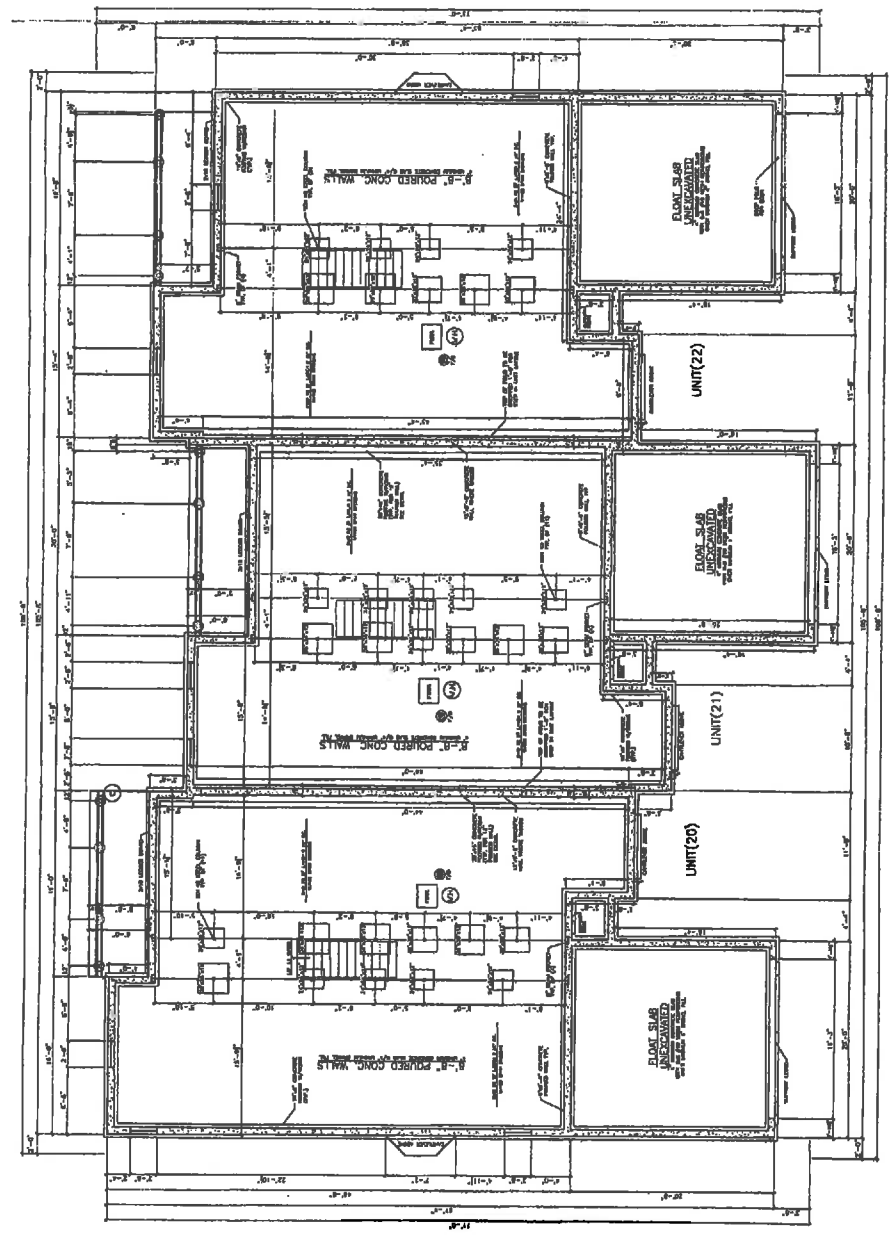


REAR ELEVATION 1/4"=1'-0"

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GRADE IS NOT ACTUAL, FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

GRADE IS NOT ACTUAL. FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER.



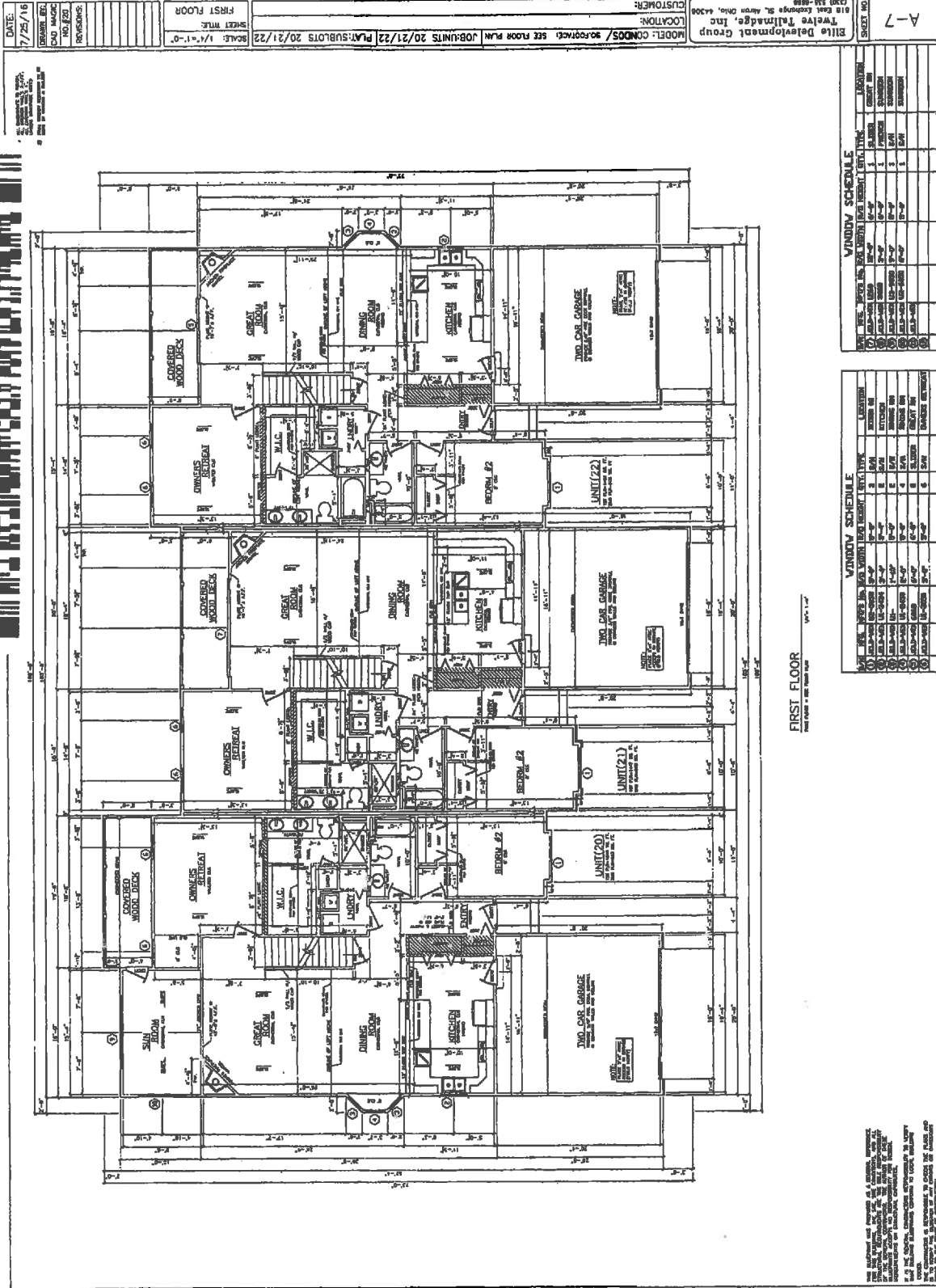
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Page 20 of 35
 3/12/2018 2:18 PM Recording Fee: \$ 1232.00
 Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



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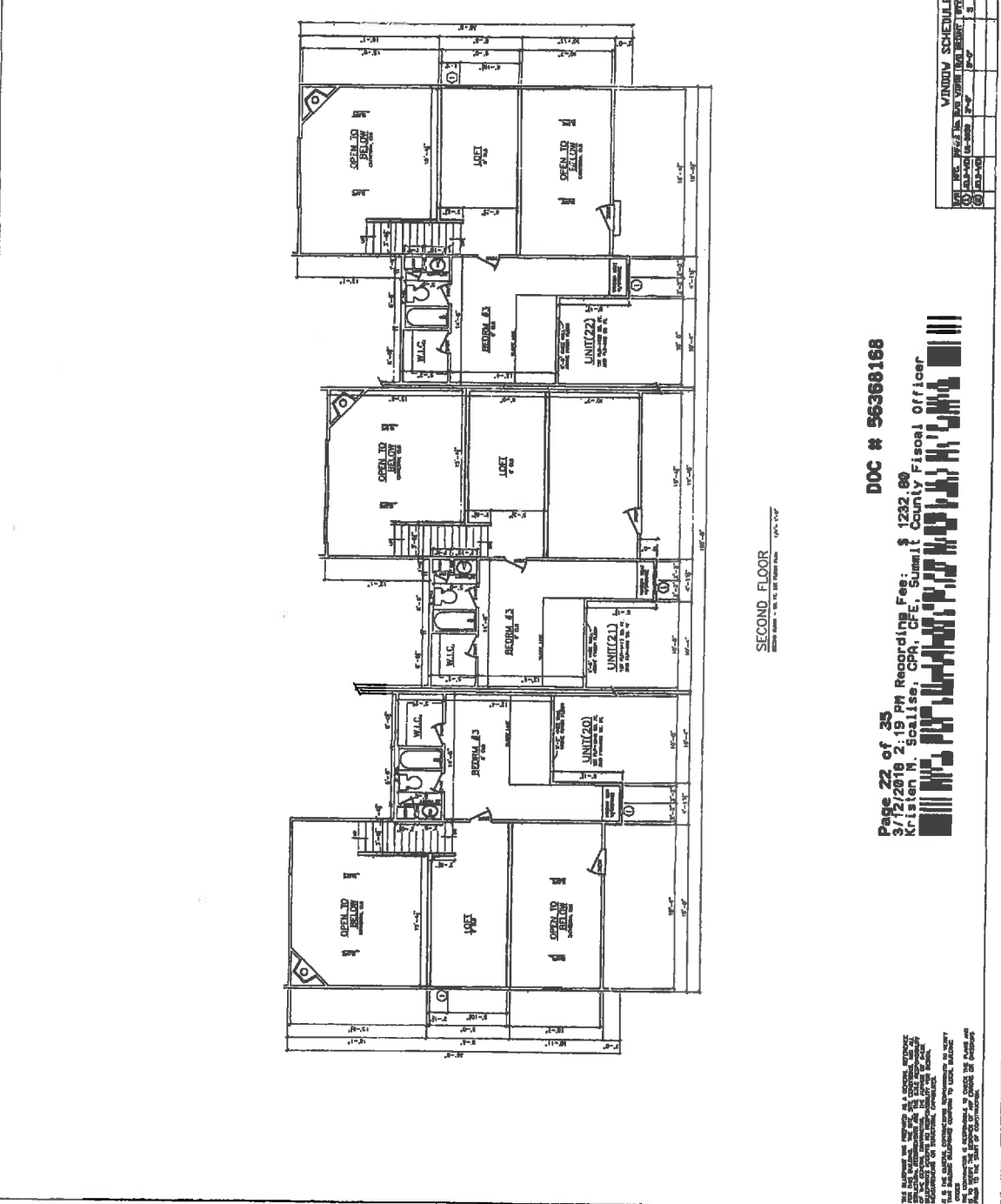
DOC # 56368168



FIRST FLOOR
 NOT SCALE - SEE NOTES

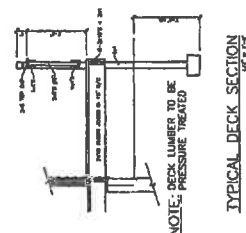
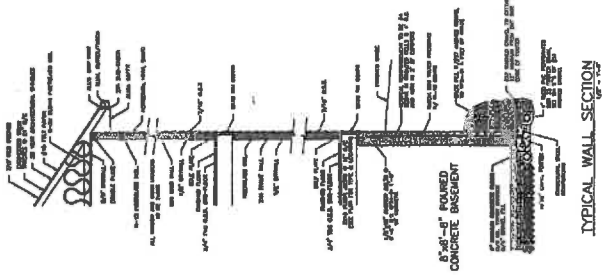
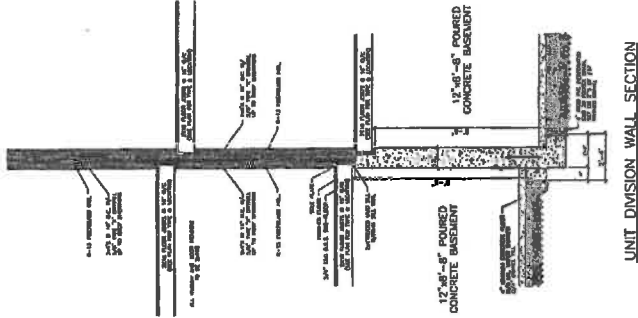
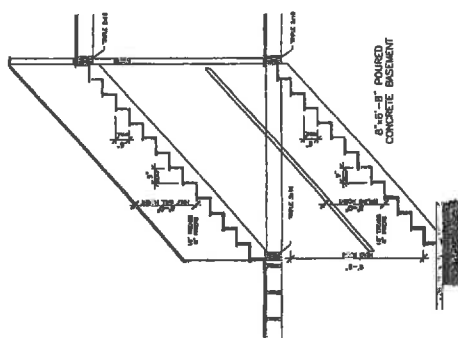
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NO.	REVISION	DATE
1	ISSUE FOR PERMIT	7/25/16
2	ISSUE FOR PERMIT	7/25/16
3	ISSUE FOR PERMIT	7/25/16
4	ISSUE FOR PERMIT	7/25/16
5	ISSUE FOR PERMIT	7/25/16
6	ISSUE FOR PERMIT	7/25/16
7	ISSUE FOR PERMIT	7/25/16
8	ISSUE FOR PERMIT	7/25/16
9	ISSUE FOR PERMIT	7/25/16
10	ISSUE FOR PERMIT	7/25/16



DOC # 56368168
 Page 22 of 35
 3/12/2016 2:19 PM Recording Fee: \$ 1232.00
 Kristen H. Seallise, CPA, CFE, Summit County Fiscal Officer

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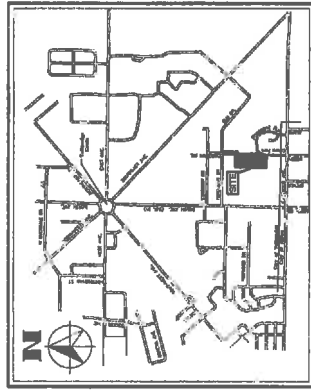
Page 23 of 35
 3/12/2018 2:19 PM Recording Fee: \$ 1232.80
 Kristen M. Scallion, CPA, CFE, Summit County Fiscal Officer

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED AS A CONTRACT DOCUMENT. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY AND ALL USES OF THIS INFORMATION. THE USER OF THIS INFORMATION AGREES TO HOLD THE PROVIDER OF THIS INFORMATION HARMLESS FROM AND AGAINST ALL SUCH DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY AND ALL USES OF THIS INFORMATION.

THE VILLAS AT WATERFORD CROSSING CONDOMINIUM PHASE 11 AMENDMENT

ADDING UNITS AS CONSTRUCTED
(17, 18, 19, 20, 21 & 22)

LOCATED IN:
THE CITY OF TALLMADGE
COUNTY OF SUMMIT, STATE OF OHIO
BEING PART OF:
O.L. 8, TRACT II, FORMERLY TALLMADGE TWP.
AND
SUBLOT 9 IN STONE CREEK ALLOTMENT No. 3
(RECEPTION No. 54113347)



ARCHITECT'S CERTIFICATION

I, JOE SOKOL, hereby certify that the attached drawings entitled Exhibit "D" sheets A-1 through A-8 include - accurately set forth the dimensions of Units 17, 18, 19, 20, 21 & 22 in THE VILLAS AT WATERFORD CROSSING as they have been constructed. The entire space within these dimensions makes up each Unit.

Joseph D. Sobley III
REGISTERED ARCHITECT NO. 47798 DATE 3-1-15



SURVEYOR'S CERTIFICATION

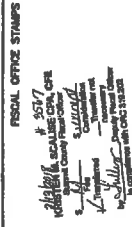
I, ROBERT J. WARNER, hereby certify that the attached drawing entitled Exhibit "D" - Sheet 2 - correctly locates the Condominium Densets containing THE VILLAS AT WATERFORD CROSSING as surveyed and accurately indicates the location of the easements located thereon.

I also certify that Exhibit "D" - Sheet 3 - correctly locates the existing locations, sizes and priced common elements for Units 17, 18, 19, 20, 21 & 22 as constructed.

Robert J. Warner
REGISTERED SURVEYOR NO. 6931 DATE 3-2-2016



- EXHIBIT "D" INSTRUMENT REFERENCES:**
- Dedicated Utility P/W - Reception No. 4333108
 - Units at Waterford Crossing Phase 1 - Reception No. 5533125
 - Units at Waterford Crossing Phase 2 - Reception No. 5539858
 - Dedicated Utility P/W - Reception No. 5543292
 - Units at Waterford Crossing Phase 3 - Reception No. 5542354
 - Units at Waterford Crossing Phase 4 - Reception No. 5547158
 - Units at Waterford Crossing Phase 5 - Reception No. 5549308
 - Units at Waterford Crossing Phase 6 - Reception No. 5550750
 - Units at Waterford Crossing Phase 7 - Reception No. 5558228
 - Units at Waterford Crossing Phase 8 - Reception No. 5569833
 - Units at Waterford Crossing Phase 9 - Reception No. 5553321
 - Units at Waterford Crossing Phase 10 - Reception No. 5557352



PREPARED BY:

TAI ZLO
Plat Approved By
3/1/15 G.S.H. Bawoo



THIS WILL CERTIFY THAT A COPY OF THIS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE VILLAS AT WATERFORD CROSSING HAS BEEN FILED IN THE OFFICE OF THE AUDITOR, SUMMIT COUNTY, OHIO.



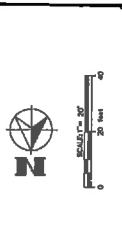
EXHIBIT "D"
THE VILLAS AT WATERFORD
CROSSING CONDOMINIUM
PHASE 11

LEGEND

	BUILDING "AS BUILT" (UNIT ELEMENT)
	EASEMENT LINE
	CENTERLINE OF DRIVE
	DEDICATED UTILITY R/W
	EASEMENT LINE
	LIMITED COMMON ELEMENT
	COMMON ELEMENT

- IRON PIN OR PIPE FOUND AS DESCRIBED
- 5/8" REBAR SET W/I.D. CAP (CLOUD BRONZE GROUP)
- MONUMENT FOUND
- STD. CITY OF TALLAHASSEE MONUMENT BOX FOUND OR TO BE SET

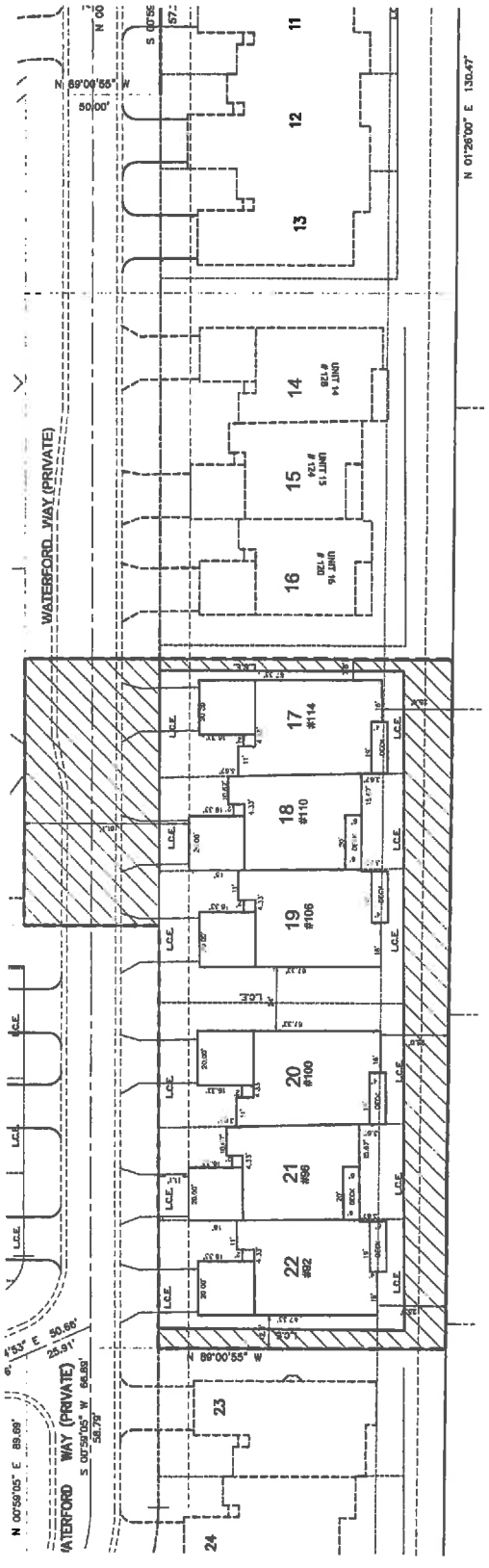
NOTES:
 1. SEE SHEET 2 FOR EASEMENTS AND R/W LIMITS.
 2. BASIS OF BEARINGS: BEARINGS ARE BASED THE PLAT FOR STONE CREEK No. 3 AS RECORDED WITH REC. No. 54113347



DESIGNED BY: Environmental Design Group
 PROJECT NO.: 11-11-18
 DATE: 11/15/18

AREA SUMMARY - PHASE 8

UNIT	UNIT ELEMENT	COMMON ELEMENT	TOTAL
17	0.047 A.		0.047 A.
18	0.042 A.		0.042 A.
19	0.047 A.		0.047 A.
20	0.047 A.		0.047 A.
21	0.047 A.		0.047 A.
22	0.047 A.		0.047 A.
23	0.047 A.		0.047 A.
24	0.047 A.		0.047 A.
25	0.047 A.		0.047 A.
26	0.047 A.		0.047 A.
27	0.047 A.		0.047 A.
28	0.047 A.		0.047 A.
29	0.047 A.		0.047 A.
30	0.047 A.		0.047 A.
31	0.047 A.		0.047 A.
32	0.047 A.		0.047 A.
33	0.047 A.		0.047 A.
34	0.047 A.		0.047 A.
35	0.047 A.		0.047 A.
36	0.047 A.		0.047 A.
37	0.047 A.		0.047 A.
38	0.047 A.		0.047 A.
39	0.047 A.		0.047 A.
40	0.047 A.		0.047 A.
41	0.047 A.		0.047 A.
42	0.047 A.		0.047 A.
43	0.047 A.		0.047 A.
44	0.047 A.		0.047 A.
45	0.047 A.		0.047 A.
46	0.047 A.		0.047 A.
47	0.047 A.		0.047 A.
48	0.047 A.		0.047 A.
49	0.047 A.		0.047 A.
50	0.047 A.		0.047 A.
51	0.047 A.		0.047 A.
52	0.047 A.		0.047 A.
53	0.047 A.		0.047 A.
54	0.047 A.		0.047 A.
55	0.047 A.		0.047 A.
56	0.047 A.		0.047 A.
57	0.047 A.		0.047 A.
58	0.047 A.		0.047 A.
59	0.047 A.		0.047 A.
60	0.047 A.		0.047 A.
61	0.047 A.		0.047 A.
62	0.047 A.		0.047 A.
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64	0.047 A.		0.047 A.
65	0.047 A.		0.047 A.
66	0.047 A.		0.047 A.
67	0.047 A.		0.047 A.
68	0.047 A.		0.047 A.
69	0.047 A.		0.047 A.
70	0.047 A.		0.047 A.
71	0.047 A.		0.047 A.
72	0.047 A.		0.047 A.
73	0.047 A.		0.047 A.
74	0.047 A.		0.047 A.
75	0.047 A.		0.047 A.
76	0.047 A.		0.047 A.
77	0.047 A.		0.047 A.
78	0.047 A.		0.047 A.
79	0.047 A.		0.047 A.
80	0.047 A.		0.047 A.
81	0.047 A.		0.047 A.
82	0.047 A.		0.047 A.
83	0.047 A.		0.047 A.
84	0.047 A.		0.047 A.
85	0.047 A.		0.047 A.
86	0.047 A.		0.047 A.
87	0.047 A.		0.047 A.
88	0.047 A.		0.047 A.
89	0.047 A.		0.047 A.
90	0.047 A.		0.047 A.
91	0.047 A.		0.047 A.
92	0.047 A.		0.047 A.
93	0.047 A.		0.047 A.
94	0.047 A.		0.047 A.
95	0.047 A.		0.047 A.
96	0.047 A.		0.047 A.
97	0.047 A.		0.047 A.
98	0.047 A.		0.047 A.
99	0.047 A.		0.047 A.
100	0.047 A.		0.047 A.



DATE: 7/25/16
 DRAWN BY: CAD MAGIC
 NO. P20
 REVISIONS:

MODEL: CONDOS/ SOFOTAGE: SEE FLOOR PLAN
 JOB: U/MTS 17/18/19 PLAT: SUBLOTS 17/18/19
 SCALE: 1/4"=1'-0"

CUSTOMER: Twelve Palmetto, Inc.
 LOCATION: 818 East Exchange St. Akron, Ohio, 44308

DATE: 7/25/16
 DRAWN BY: CAD MAGIC
 NO. P20
 REVISIONS:

MODEL: CONDOS/ SOFOTAGE: SEE FLOOR PLAN
 JOB: U/MTS 17/18/19 PLAT: SUBLOTS 17/18/19
 SCALE: 1/4"=1'-0"

CUSTOMER: Twelve Palmetto, Inc.
 LOCATION: 818 East Exchange St. Akron, Ohio, 44308

DATE: 7/25/16
 DRAWN BY: CAD MAGIC
 NO. P20
 REVISIONS:

MODEL: CONDOS/ SOFOTAGE: SEE FLOOR PLAN
 JOB: U/MTS 17/18/19 PLAT: SUBLOTS 17/18/19
 SCALE: 1/4"=1'-0"

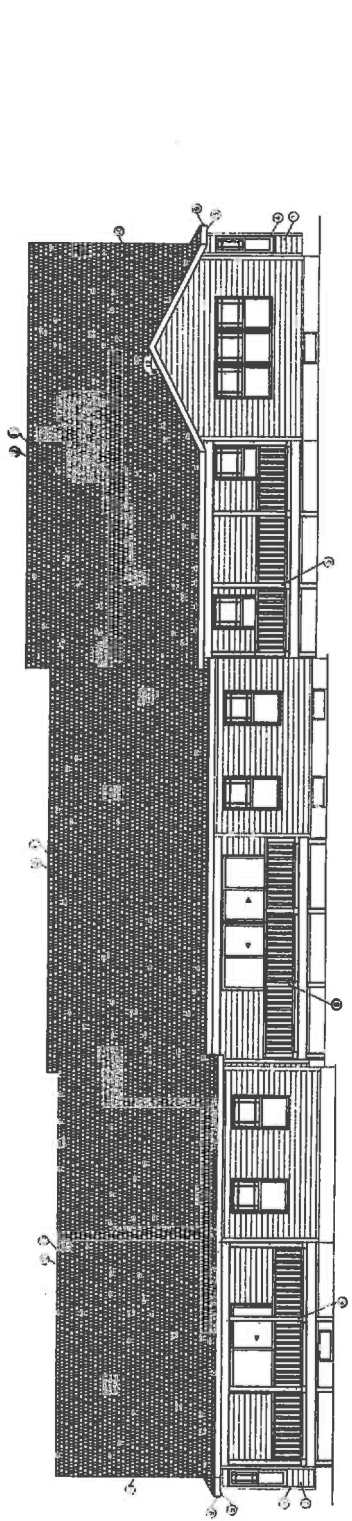
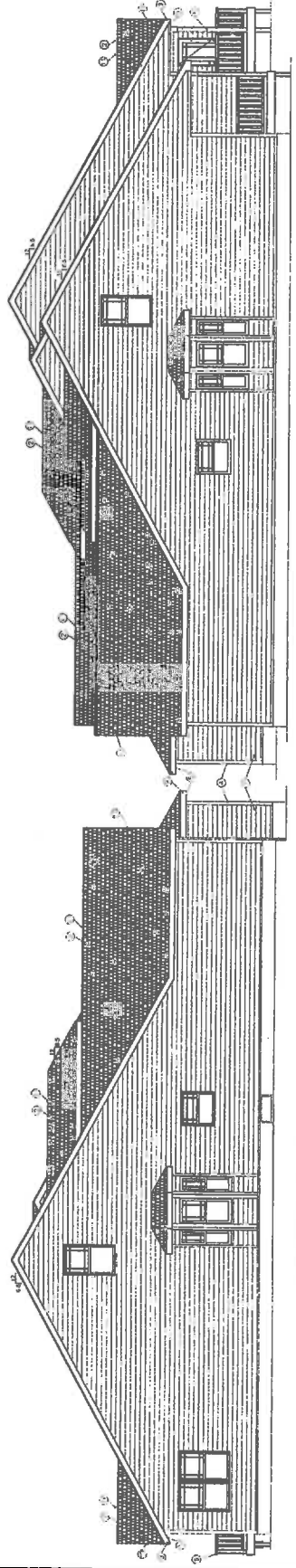
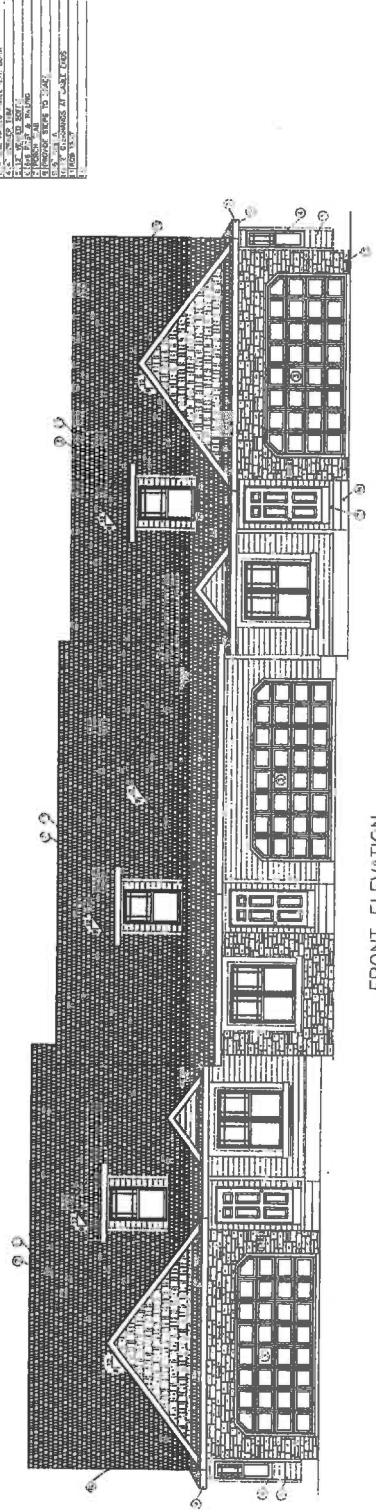
CUSTOMER: Twelve Palmetto, Inc.
 LOCATION: 818 East Exchange St. Akron, Ohio, 44308

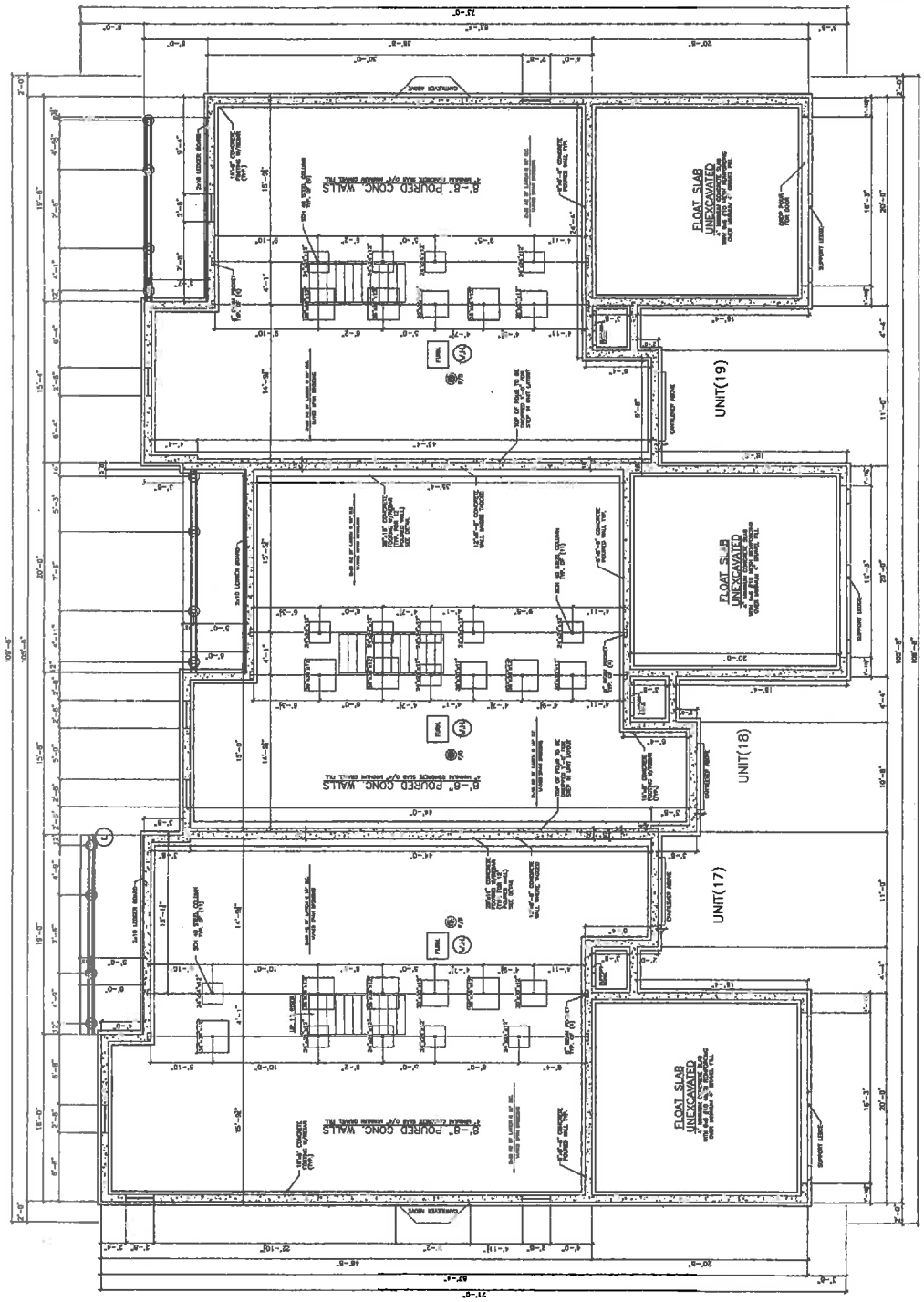
GRADE IS NOT ACTUAL, FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

GRADE IS NOT ACTUAL, FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

THE DRAWINGS ARE PREPARED AS A GENERAL REFERENCE FOR CONSTRUCTION. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SPECIFICATIONS FOR CONSTRUCTION.



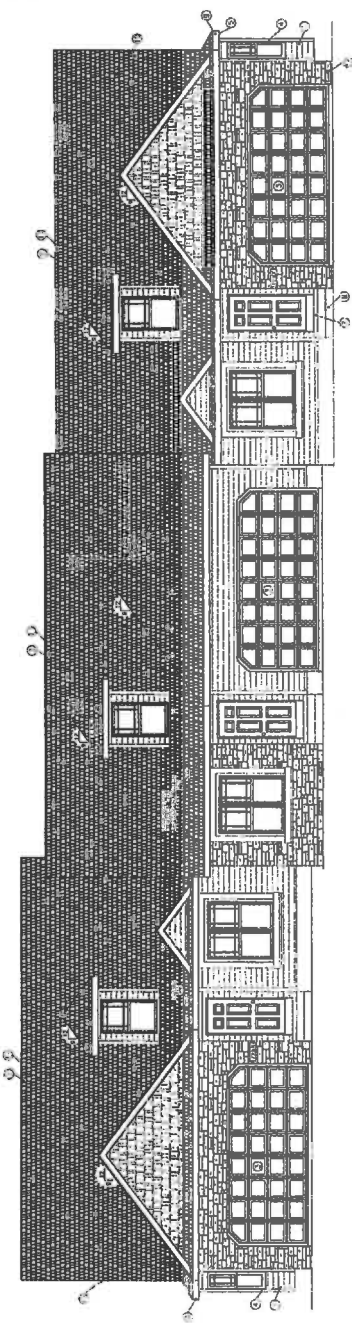


GRADE IS NOT ACTUAL, FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

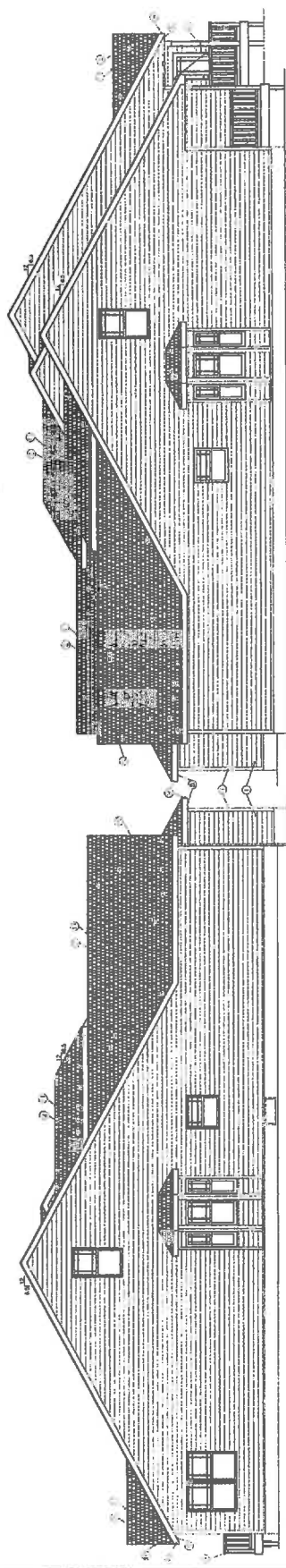
NOTE: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
2. ALL DIMENSIONS TO FACE UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS TO FACE UNLESS INDICATED OTHERWISE.

THIS DRAWING WAS PREPARED AS A GENERAL REFERENCE FOR THE BUILDING, THE SPECIFIC CONTRACTORS, AND ALL OF THE OTHER CONTRACTORS, THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION ON STRUCTURAL COMPONENTS.
THE USER OF THIS DRAWING IS RESPONSIBLE TO OBTAIN ALL NECESSARY INFORMATION ON STRUCTURAL COMPONENTS.
THE USER OF THIS DRAWING IS RESPONSIBLE TO OBTAIN ALL NECESSARY INFORMATION ON STRUCTURAL COMPONENTS.
THE USER OF THIS DRAWING IS RESPONSIBLE TO OBTAIN ALL NECESSARY INFORMATION ON STRUCTURAL COMPONENTS.

DATE:	7/25/16
DESIGNER:	JAC/C
CAD:	JAC/C
NO. / DATE / BY:	
REVISIONS:	

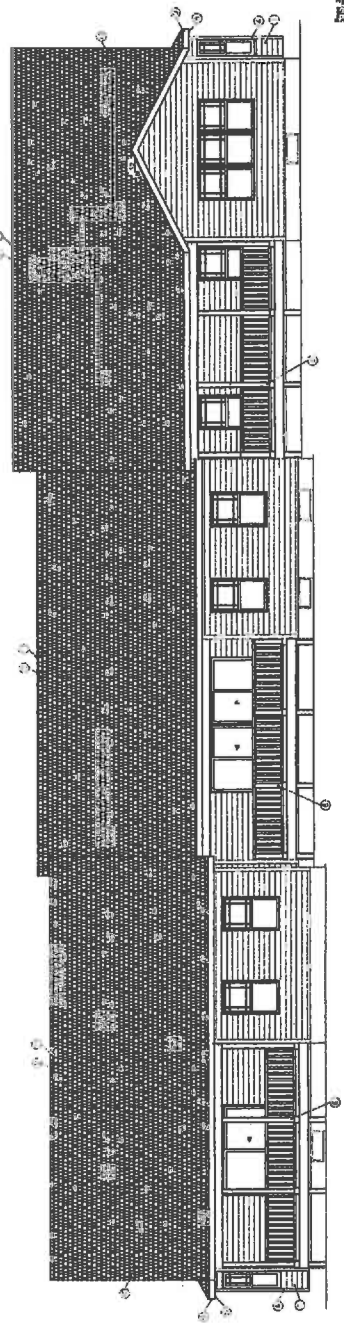


FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

RIGHT ELEVATION
1/4" = 1'-0"

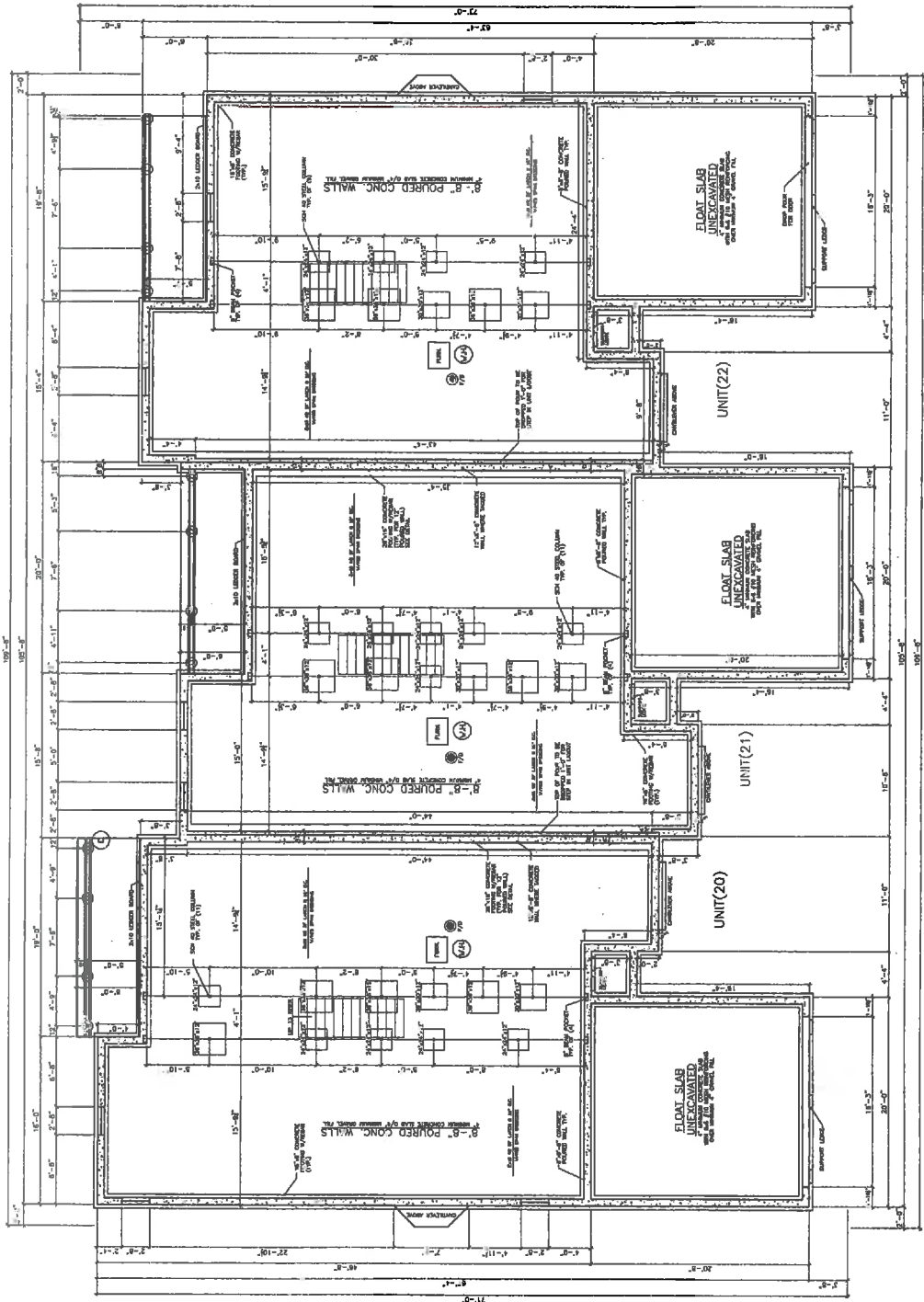


REAR ELEVATION
1/4" = 1'-0"

DO NOT SCALE
 THIS DRAWING IS FOR INFORMATION ONLY
 IT IS NOT TO BE USED FOR CONSTRUCTION

GRADE IS NOT ACTUAL. FINISH GRADE
 TO BE DETERMINED IN FIELD BY BUILDER

THIS DRAWING WAS PREPARED AS A GENERAL REFERENCE
 FOR THE ARCHITECT'S INFORMATION AND IS NOT TO BE
 USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES
 NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS
 DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED
 TO THE DESIGN AND CONSTRUCTION OF THE BUILDING
 AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT
 WARRANT THE ACCURACY OF ANY INFORMATION OR DATA
 PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS
 LIMITED TO THE DESIGN AND CONSTRUCTION OF THE
 BUILDING AS SHOWN ON THESE PLANS.



THIS DRAWING HAS BEEN PREPARED AS A GENERAL REFERENCE FOR THE RECORD. THE SITE, THE CONDITIONS AND ALL OF THE CONDITIONS, CONTRACTS, SPECIFICATIONS, AND MEASUREMENTS OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

GRADE IS NOT ACTUAL, FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER

NOTES:
1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE TO BE DETERMINED IN FIELD BY BUILDER.

AMENDMENT TO THE
AMENDED AND RESTATED
WATERFORD CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.
DECLARATION

PLEASE CROSS MARGINAL REFERENCE WITH THE AMENDED AND RESTATED WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC. DECLARATION RECORDED AT INSTRUMENT NO. 56200466 OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE AMENDED AND RESTATED WATERFORD CROSSING CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC. DECLARATION WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: SHWR 4/22/24

BY: KRISTEN M. SCALISE CPA, CFE
FISCAL OFFICER

DOC # 56874889



The Waterford Crossing Condominiums Homeowners' Association, Inc. has caused the execution of this instrument this 4 day of APRIL, 2024.

**WATERFORD CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.**

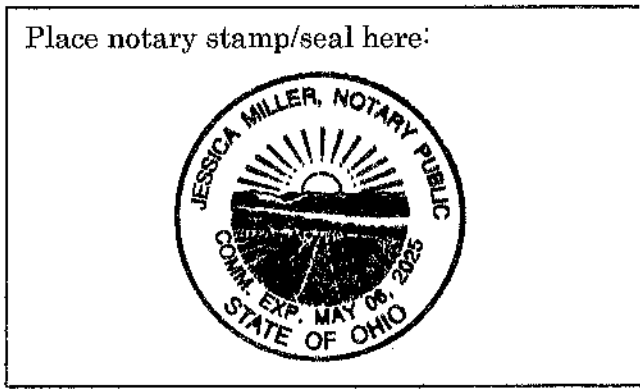
By: *John H. McKee*
JOHN H. MCKEE, President

STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named Waterford Crossing Condominiums Homeowners' Association, Inc., by its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of the corporation and the free act and deed of him personally and as such officer.

I have set my hand and official seal this 4th day of April, 2024.

Jessica Miller
NOTARY PUBLIC



The Waterford Crossing Condominiums Homeowners' Association, Inc. has caused the execution of this instrument this 17th day of February, 2024.

**WATERFORD CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.**

By: Carolyn O'Brien
CAROLYN O'BRIEN, Secretary

STATE OF South Carolina }
COUNTY OF Horry } SS

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named Waterford Crossing Condominiums Homeowners' Association, Inc., by its Secretary, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of the corporation and the free act and deed of her personally and as such officer.

I have set my hand and official seal this 17th day of February, 2024.

Marcus A. Davis

NOTARY PUBLIC

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

Place notary stamp/seal here:

MARCUS A. DAVIS
Notary Public
State of South Carolina
My Commission Expires 10-09-2033



EXHIBIT A-1

CERTIFICATION OF OFFICERS

JOHN H. MCKEE, being the duly elected and acting President of the Waterford Crossing Condominiums Homeowners' Association, Inc., certifies that the Amendment to the Amended and Restated Waterford Crossing Condominiums Homeowners' Association, Inc. Declaration was duly adopted in accordance with the provisions set forth in the Declaration for amendments in all material respects.



JOHN H. MCKEE, President

STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named JOHN H. MCKEE who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

I have set my hand and official seal this 4th day of April, 2024.



NOTARY PUBLIC

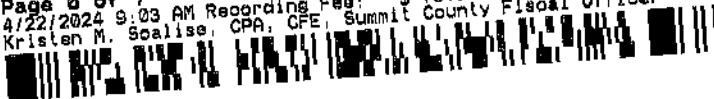
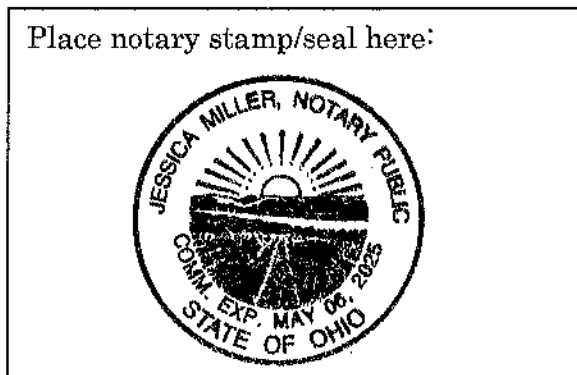


EXHIBIT A-2

CERTIFICATION OF OFFICERS

CAROLYN O'BRIEN, being the duly elected and acting Secretary of the Waterford Crossing Condominiums Homeowners' Association, Inc., certifies that the Amendment to the Amended and Restated Waterford Crossing Condominiums Homeowners' Association, Inc. Declaration was duly adopted in accordance with the provisions set forth in the Declaration for amendments in all material respects.

Carolyn O'Brien
CAROLYN O'BRIEN, Secretary

STATE OF South Carolina
COUNTY OF Horry) SS

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named CAROLYN O'BRIEN who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

I have set my hand and official seal this 17th day of February, 2024.

Marcus A. Davis
NOTARY PUBLIC

Place notary stamp/seal here:

MARCUS A. DAVIS
Notary Public
State of South Carolina
My Commission Expires 10-09-2033

WINDOW SCHEDULE

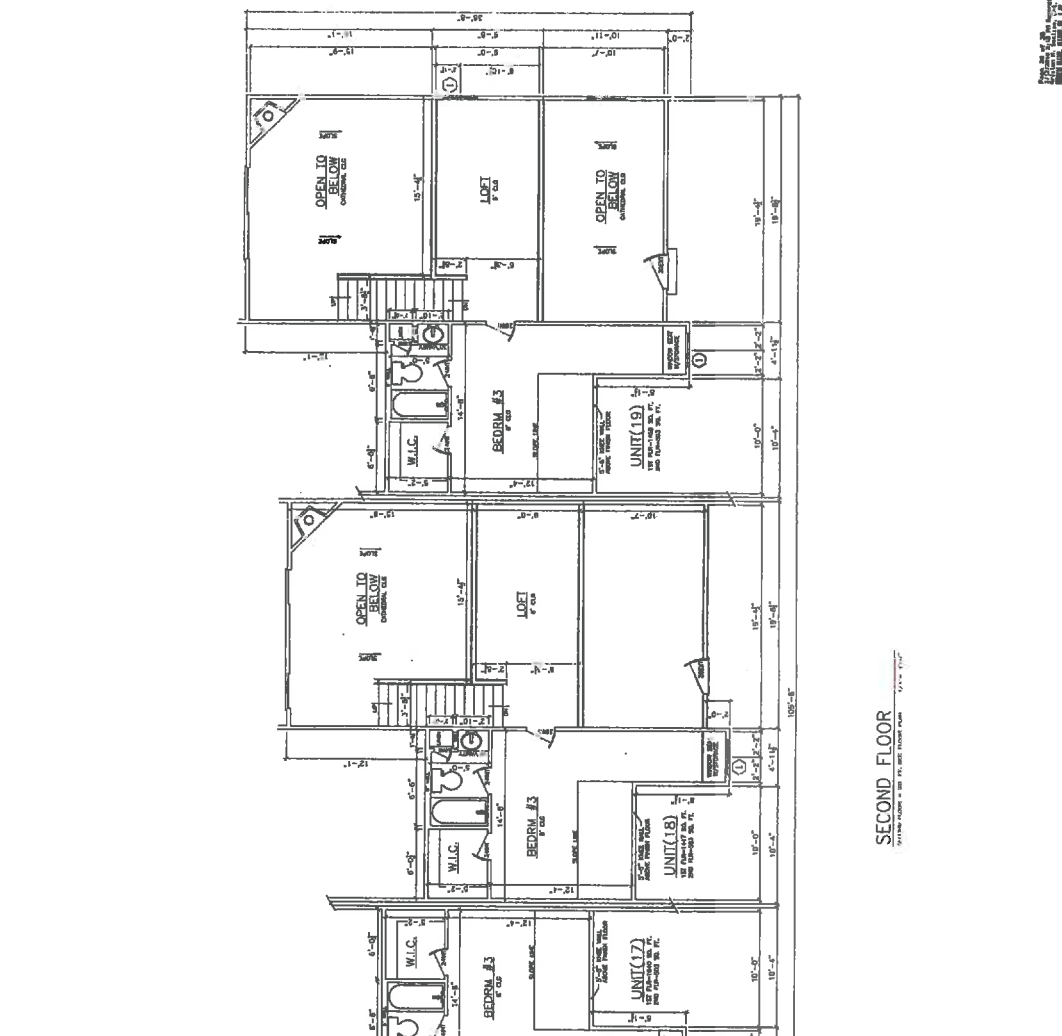
UNIT	WEG	REG	MS	W/O	WIDTH	HGT	HT	TYPE	LOCATION
1					3'-0"	5'-0"	3	S/H	BEDRMS
2					3'-0"	5'-0"	3	S/H	BEDRMS
3					3'-0"	5'-0"	3	S/H	BEDRMS

DATE: 7/25/16
 DRAWN BY: CAD MAGIC
 NO. 220
 REVISIONS:

MODEL: CONDOS / SO.FOORAGE: SEE FLOOR PLAN
 LOCATION: BILITE DEVELOPMENT, GROUP
 CUSTOMER: BILITE DEVELOPMENT, GROUP
 818 East Exchange St., Akron, Ohio, 44308
 (330) 333-8888

SCALE: 1/4"=1'-0"
 SHEET TITLE: SECOND FLOOR

NOTES:
 1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE WINDOW SCHEDULE.
 2. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE WINDOW SCHEDULE.
 3. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE WINDOW SCHEDULE.



SECOND FLOOR

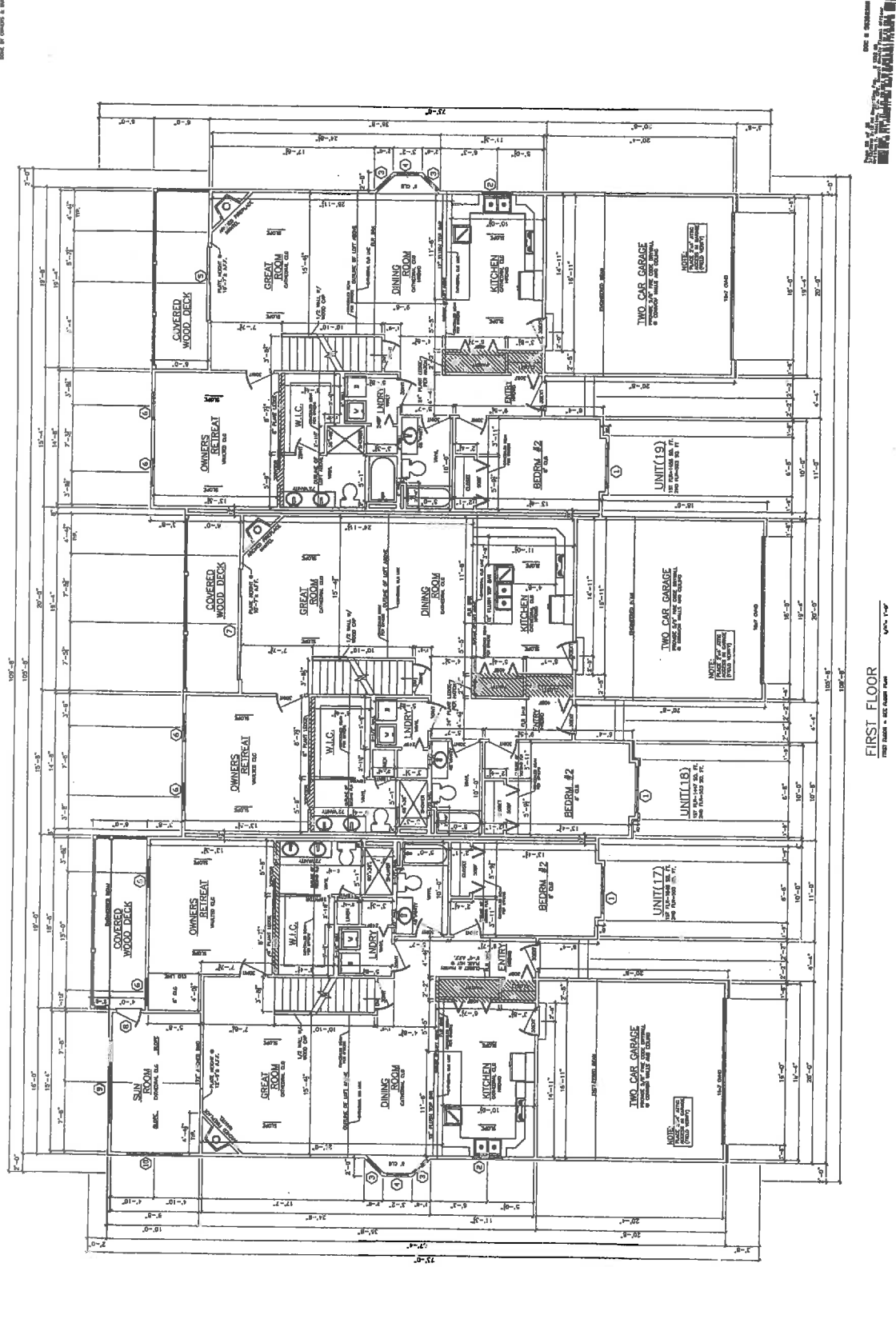
THE DRAWINGS ARE PREPARED AS A GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND MAKE ANY NECESSARY CHANGES TO THE PLANS TO THE SATISFACTION OF THE ARCHITECT.

DATE: 7/25/16
 DESIGNER: CAD MAGICK
 NO. 270
 REVISIONS:

SHEET TITLE: FIRST FLOOR
 SCALE: 1/8"=1'-0"

MODEL: CONDOS / SQ. FOOTAGE: SEE FLOOR PLAN / JOB: UNITS 17/18/19 / PLAT: SUBLOTS 17/18/19
 LOCATION: TWAVE TOWNSHIPS, INC.
 CUSTOMER: Ellie Development Group
 10585 E. 13th St., Suite 100, Aurora, CO 80010

SHEET NO.: A-3



FIRST FLOOR

FIELD SYMBOLS: SEE EXHIBIT 104

WINDOW SCHEDULE

UNIT	W/F	H/F	W/O	W/I	LG	HGT	QTY.	TYPE	LOCATION
17	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #2
17	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #1
17	1	1	1	1	15'-0"	15'-0"	1	S/P	KITCHEN
17	1	1	1	1	2'-0"	2'-0"	4	S/P	DINING RM
17	1	1	1	1	6'-0"	6'-0"	2	S/L	GREAT RM
17	1	1	1	1	3'-0"	3'-0"	6	S/P	OWNERS RETREAT

WINDOW SCHEDULE

UNIT	W/F	H/F	W/O	W/I	LG	HGT	QTY.	TYPE	LOCATION
18	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #2
18	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #1
18	1	1	1	1	15'-0"	15'-0"	1	S/P	KITCHEN
18	1	1	1	1	2'-0"	2'-0"	4	S/P	DINING RM
18	1	1	1	1	6'-0"	6'-0"	2	S/L	GREAT RM
18	1	1	1	1	3'-0"	3'-0"	6	S/P	OWNERS RETREAT

WINDOW SCHEDULE

UNIT	W/F	H/F	W/O	W/I	LG	HGT	QTY.	TYPE	LOCATION
19	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #2
19	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #1
19	1	1	1	1	15'-0"	15'-0"	1	S/P	KITCHEN
19	1	1	1	1	2'-0"	2'-0"	4	S/P	DINING RM
19	1	1	1	1	6'-0"	6'-0"	2	S/L	GREAT RM
19	1	1	1	1	3'-0"	3'-0"	6	S/P	OWNERS RETREAT

WINDOW SCHEDULE

UNIT	W/F	H/F	W/O	W/I	LG	HGT	QTY.	TYPE	LOCATION
17	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #2
17	1	1	1	1	3'-0"	3'-0"	3	S/P	BEDRM #1
17	1	1	1	1	15'-0"	15'-0"	1	S/P	KITCHEN
17	1	1	1	1	2'-0"	2'-0"	4	S/P	DINING RM
17	1	1	1	1	6'-0"	6'-0"	2	S/L	GREAT RM
17	1	1	1	1	3'-0"	3'-0"	6	S/P	OWNERS RETREAT

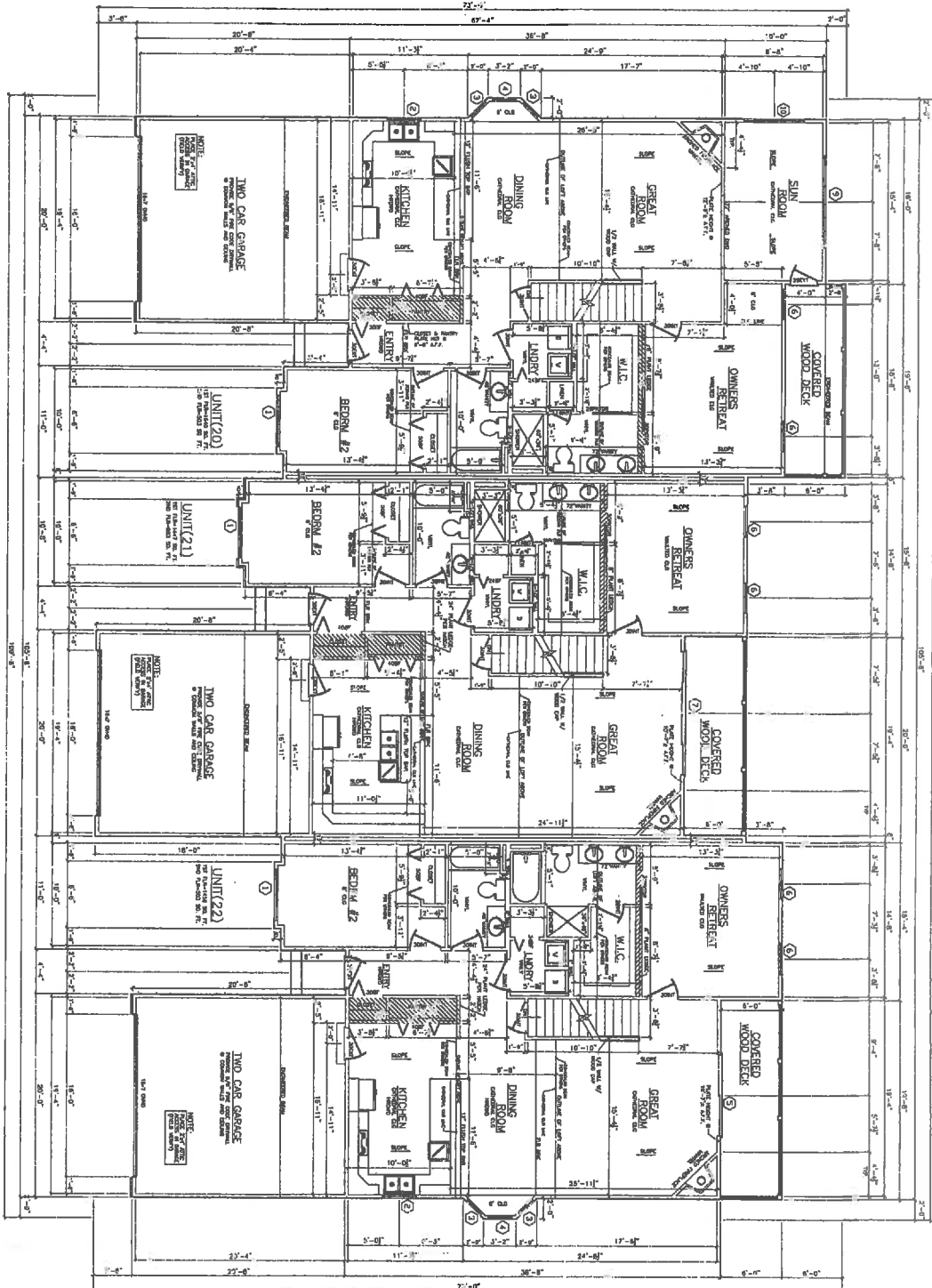
NOTES:
 1. THIS DRAWING WAS PREPARED BY A GENERAL CONTRACTOR FOR THE ARCHITECT'S USE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING.
 2. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WINDOW SCHEDULE.
 3. THIS DRAWING IS INTENDED TO BE USED AS A REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OF ANY PART OF THE BUILDING.
 4. ALL DIMENSIONS ARE IN FEET AND INCHES.
 5. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS MANUFACTURED.
 6. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WINDOW SCHEDULE.
 7. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WINDOW SCHEDULE.

DATE: 7/25/16
 DRAWN BY: CAD MAGICK
 NO. 270
 REVISIONS:

SHEET TITLE: FIRST FLOOR
 SCALE: 1/8"=1'-0"

MODEL: CONDOS / SQ. FOOTAGE: SEE FLOOR PLAN / JOB: UNITS 17/18/19 / PLAT: SUBLOTS 17/18/19
 LOCATION: TWAVE TOWNSHIPS, INC.
 CUSTOMER: Ellie Development Group
 10585 E. 13th St., Suite 100, Aurora, CO 80010

SHEET NO.: A-3



FIRST FLOOR

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

NO.	FIN.	HT.	WT.	TYPE	LOCATION
1	1/2"	4'-0"	6'-0"	SWH	BRNDRM
2	1/2"	4'-0"	6'-0"	SWH	KITCHEN
3	1/2"	4'-0"	6'-0"	SWH	DINING RM
4	1/2"	4'-0"	6'-0"	SWH	GREAT RM
5	1/2"	4'-0"	6'-0"	SWH	DECK
6	1/2"	4'-0"	6'-0"	SWH	DECK
7	1/2"	4'-0"	6'-0"	SWH	DECK
8	1/2"	4'-0"	6'-0"	SWH	DECK
9	1/2"	4'-0"	6'-0"	SWH	DECK

WINDOW SCHEDULE

NO.	FIN.	HT.	WT.	TYPE	LOCATION
10	1/2"	4'-0"	6'-0"	SWH	BRNDRM
11	1/2"	4'-0"	6'-0"	SWH	KITCHEN
12	1/2"	4'-0"	6'-0"	SWH	DINING RM
13	1/2"	4'-0"	6'-0"	SWH	GREAT RM
14	1/2"	4'-0"	6'-0"	SWH	DECK
15	1/2"	4'-0"	6'-0"	SWH	DECK
16	1/2"	4'-0"	6'-0"	SWH	DECK
17	1/2"	4'-0"	6'-0"	SWH	DECK
18	1/2"	4'-0"	6'-0"	SWH	DECK
19	1/2"	4'-0"	6'-0"	SWH	DECK

DATE: 7/25/16
 DRAWN BY: C/O MASC
 NO. 200
 REVISIONS:

Elite Development Group
 Twelve Tallmadge, Inc
 818 East Exchange St, Akron Ohio, 44306
 (330) 535-6885

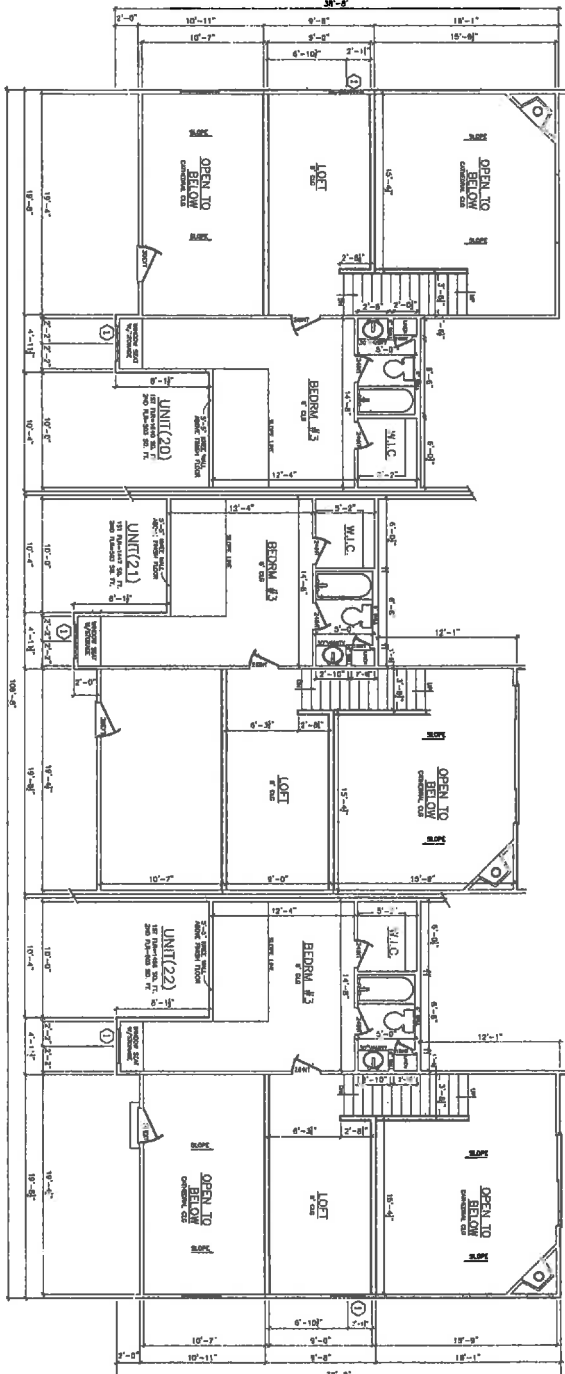
MODEL: CONDOS/ SO.FOOTAGE: SEE FLOOR PLAN JOB: UNITS 20/21/22 PLAT: SUBLOTS 20/21/22
 LOCATION:
 CUSTOMER:

SCALE: 1/4" = 1'-0"
 SHEET TITLE:
 FIRST FLOOR

DATE: 7/25/16
 DRAWN BY: C/O MASC
 NO. 200
 REVISIONS:

NOTES:
 1. ALL DIMENSIONS IN FEET.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 3. SEE GENERAL NOTES FOR FINISHES.

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS PROPERTY. THE OWNER, CONTRACTOR, AND ALL OTHERS ARE TO BE KEPT ADVISED OF THE LOCATION OF ALL UTILITIES AND STRUCTURAL CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND STRUCTURAL CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND STRUCTURAL CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND STRUCTURAL CONDITIONS.



SECOND FLOOR
SECOND FLOOR - 90 FT. SEE PLANS PAGE

NOTES: 0 ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED.
1 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE: 7/25/16

DESIGNED BY: CAD MARCH
NO. 220
ISSUED BY:

SCALE: 1/4"=1'-0"
SHEET TITLE: SECOND FLOOR

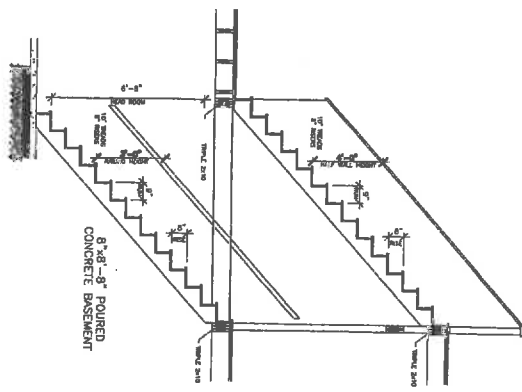
MODEL: CONDOS/ SO.FOOTAGE: SEE FLOOR PLAN JOB: UNITS 20/21/22 PLAT: SUBLOTS 20/21/22
LOCATION:
CUSTOMER:

Elite Development Group
Twelve Tallmadge, Inc
818 East Exchange St, Akron Ohio, 44306
(330) 635-8888

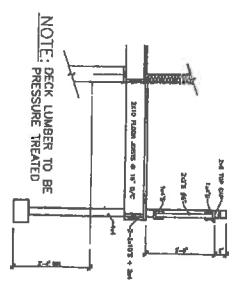
WINDOW SCHEDULE

NO.	TYPE	SIZE	LOCATION
1	6'-0" x 4'-0"	Living Area	
2	6'-0" x 4'-0"	Bedroom	
3	6'-0" x 4'-0"	Bedroom	
4	6'-0" x 4'-0"	Bedroom	
5	6'-0" x 4'-0"	Bedroom	
6	6'-0" x 4'-0"	Bedroom	
7	6'-0" x 4'-0"	Bedroom	
8	6'-0" x 4'-0"	Bedroom	
9	6'-0" x 4'-0"	Bedroom	
10	6'-0" x 4'-0"	Bedroom	
11	6'-0" x 4'-0"	Bedroom	
12	6'-0" x 4'-0"	Bedroom	
13	6'-0" x 4'-0"	Bedroom	
14	6'-0" x 4'-0"	Bedroom	
15	6'-0" x 4'-0"	Bedroom	
16	6'-0" x 4'-0"	Bedroom	
17	6'-0" x 4'-0"	Bedroom	
18	6'-0" x 4'-0"	Bedroom	
19	6'-0" x 4'-0"	Bedroom	
20	6'-0" x 4'-0"	Bedroom	
21	6'-0" x 4'-0"	Bedroom	
22	6'-0" x 4'-0"	Bedroom	
23	6'-0" x 4'-0"	Bedroom	
24	6'-0" x 4'-0"	Bedroom	
25	6'-0" x 4'-0"	Bedroom	
26	6'-0" x 4'-0"	Bedroom	
27	6'-0" x 4'-0"	Bedroom	
28	6'-0" x 4'-0"	Bedroom	
29	6'-0" x 4'-0"	Bedroom	
30	6'-0" x 4'-0"	Bedroom	
31	6'-0" x 4'-0"	Bedroom	
32	6'-0" x 4'-0"	Bedroom	
33	6'-0" x 4'-0"	Bedroom	
34	6'-0" x 4'-0"	Bedroom	
35	6'-0" x 4'-0"	Bedroom	
36	6'-0" x 4'-0"	Bedroom	
37	6'-0" x 4'-0"	Bedroom	
38	6'-0" x 4'-0"	Bedroom	
39	6'-0" x 4'-0"	Bedroom	
40	6'-0" x 4'-0"	Bedroom	
41	6'-0" x 4'-0"	Bedroom	
42	6'-0" x 4'-0"	Bedroom	
43	6'-0" x 4'-0"	Bedroom	
44	6'-0" x 4'-0"	Bedroom	
45	6'-0" x 4'-0"	Bedroom	
46	6'-0" x 4'-0"	Bedroom	
47	6'-0" x 4'-0"	Bedroom	
48	6'-0" x 4'-0"	Bedroom	
49	6'-0" x 4'-0"	Bedroom	
50	6'-0" x 4'-0"	Bedroom	
51	6'-0" x 4'-0"	Bedroom	
52	6'-0" x 4'-0"	Bedroom	
53	6'-0" x 4'-0"	Bedroom	
54	6'-0" x 4'-0"	Bedroom	
55	6'-0" x 4'-0"	Bedroom	
56	6'-0" x 4'-0"	Bedroom	
57	6'-0" x 4'-0"	Bedroom	
58	6'-0" x 4'-0"	Bedroom	
59	6'-0" x 4'-0"	Bedroom	
60	6'-0" x 4'-0"	Bedroom	
61	6'-0" x 4'-0"	Bedroom	
62	6'-0" x 4'-0"	Bedroom	
63	6'-0" x 4'-0"	Bedroom	
64	6'-0" x 4'-0"	Bedroom	
65	6'-0" x 4'-0"	Bedroom	
66	6'-0" x 4'-0"	Bedroom	
67	6'-0" x 4'-0"	Bedroom	
68	6'-0" x 4'-0"	Bedroom	
69	6'-0" x 4'-0"	Bedroom	
70	6'-0" x 4'-0"	Bedroom	
71	6'-0" x 4'-0"	Bedroom	
72	6'-0" x 4'-0"	Bedroom	
73	6'-0" x 4'-0"	Bedroom	
74	6'-0" x 4'-0"	Bedroom	
75	6'-0" x 4'-0"	Bedroom	
76	6'-0" x 4'-0"	Bedroom	
77	6'-0" x 4'-0"	Bedroom	
78	6'-0" x 4'-0"	Bedroom	
79	6'-0" x 4'-0"	Bedroom	
80	6'-0" x 4'-0"	Bedroom	
81	6'-0" x 4'-0"	Bedroom	
82	6'-0" x 4'-0"	Bedroom	
83	6'-0" x 4'-0"	Bedroom	
84	6'-0" x 4'-0"	Bedroom	
85	6'-0" x 4'-0"	Bedroom	
86	6'-0" x 4'-0"	Bedroom	
87	6'-0" x 4'-0"	Bedroom	
88	6'-0" x 4'-0"	Bedroom	
89	6'-0" x 4'-0"	Bedroom	
90	6'-0" x 4'-0"	Bedroom	
91	6'-0" x 4'-0"	Bedroom	
92	6'-0" x 4'-0"	Bedroom	
93	6'-0" x 4'-0"	Bedroom	
94	6'-0" x 4'-0"	Bedroom	
95	6'-0" x 4'-0"	Bedroom	
96	6'-0" x 4'-0"	Bedroom	
97	6'-0" x 4'-0"	Bedroom	
98	6'-0" x 4'-0"	Bedroom	
99	6'-0" x 4'-0"	Bedroom	
100	6'-0" x 4'-0"	Bedroom	

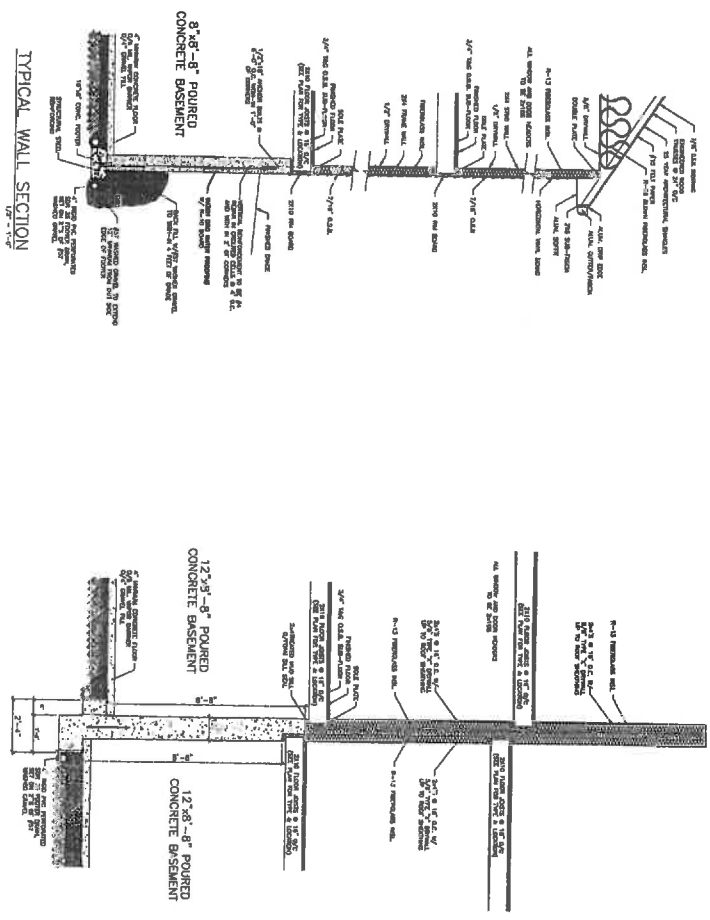
A-8



STAIR SECTION
1/2" = 1'-0"



TYPICAL DECK SECTION
1/2" = 1'-0"



TYPICAL WALL SECTION
1/2" = 1'-0"

UNIT DIVISION WALL SECTION
1/2" = 1'-0"

THIS DRAWING WAS PREPARED AS A GENERAL REFERENCE FOR THE BUILDING CONTRACTOR AND IS NOT TO BE USED FOR CONSTRUCTION AND ALL DIMENSIONS AND NOTATIONS ARE TO BE CHECKED AGAINST THE GENERAL CONTRACT DOCUMENTS FOR ANY DISCREPANCIES OR CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



SHEET NO: A-9	Elite Development Group Twelve Tallmadge, Inc 818 East Exchange St, Akron Ohio, 44308 (330) 535-6898	MODEL: CONDOS/ SQ.FOOTAGE: SEE FLOOR PLAN	JOB: UNITS 17/18/19	PLAT: ALL UNITS	SCALE: 1/2" = 1'-0"	DATE: 7/25/16
	CUSTOMER:	LOCATION:	DESIGN: BTR	CAD: MADC	NO. 230	REVISIONS:
SHEET TITLE: SECTIONS						