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037592

THIRD AMENDED DECLARATION
OF CONDOMINIUM OWNERSHIP
UNDER CHAPTER 5311 OF
THE OHIO REVISED CODE
FOR THE
HAMLETS OF GLENMOOR
JACKSON TOWNSHIP, OHIO

July 8TH, 1994

This is to certify that copies of the Third Amended Declaration of Condominium Ownership for the Hamlets of Glenmoor have been filed this date with the Auditor of Stark County, Ohio.

Janet Weir Crighton
Stark County Auditor
By Robert P. Marchant II, Deputy

This instrument prepared by:

Michael S. Gruber, Attorney at Law
DAY, KETTERER, RALEY, WRIGHT & RYBOLT
800 William R. Day Building
121 Cleveland Ave., South
Canton, Ohio 44702
Telephone: (216) 455-0173
Telecopier: (216) 455-2633

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RECORDED THIS DATE
JANE VIGNOS
STARK COUNTY RECORDER
94 JUL -8 PM 3:35
FEE 134-

THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE HAMLETS OF GLENMOOR

I. AMENDMENT OF DECLARATION

This is the Third Amendment of the Declaration of Condominium Ownership for the Hamlets of Glenmoor made on or as of this _____ day of June, 1994, pursuant to the provisions of Chapter 5311 of the Ohio Revised Code.

II. RECITALS

A. Declarant has heretofore executed a Declaration of Condominium Ownership dated February 11, 1994 known as the Declaration of Condominium Ownership for the Hamlets of Glenmoor which was filed for record with the Stark County, Ohio Recorder's Office and recorded on February 14, 1994, in Volume 1593, Page 101, a First Amended Declaration of Condominium Ownership dated March 10, 1994, and which was filed for record with the Stark County, Ohio, Recorder's Office and recorded on March 11, 1994, in Volume 1606, Page 595, and a Second Amendment of Declaration of Condominium Ownership dated May 31, 1994, and which was filed for record with the Stark County, Ohio, Recorder's Office, and recorded on June 3, 1994, in Volume 1655, Page 886.

WHEREAS, pursuant to Article IV of the Declaration, Declarant has reserved the right to amend the original Declaration for the purpose of expanding and adding lands to the condominium property.

WHEREAS, Declarant has now determined to add a portion of the additional lands to the condominium so that said property shall become condominium property in all respects and be subject to the

same requirements and conditions as the present condominium property in the Hamlets of Glenmoor.

WHEREAS, pursuant to Article XII of the Declaration, Declarant has reserved the right to amend the original Declaration for the purpose of correcting clerical errors in the Declaration.

WHEREAS, Declarant has determined that the term "Unit" should be included in the Definition Section of the Declaration.

NOW, THEREFORE, Declarant does hereby submit the following amendments to the Declaration of Condominium Ownership for the Hamlets of Glenmoor.

1. Under "Definitions", (Item X 1) is hereby included and shall state as follows:

(XI.) "Unit" means a part of the condominium property that has been fully constructed, except for final decoration such as paint and wallpaper, consisting of one or more rooms on one or more floors and designated as a unit pursuant to the Declaration of Condominium Ownership for the Hamlets of Glenmoor and further described under Article II of the Declaration.

2. Exhibit "A" to the Declaration of Condominium Ownership is hereby amended by adding the real property described in Exhibits "A-1" and "A-2" attached hereto and made a part hereof.

3. Exhibit "B" to the Declaration of Condominium Ownership for the Hamlets of Glenmoor is hereby amended by adding thereto the layout, location designation and dimension of all units shown on the drawings in Exhibit "B-1" through "B-18" attached hereto and made a part hereof.

4. Exhibit "C" to the Declaration of Condominium Ownership for the Hamlets of Glenmoor is hereby amended by adding the narrative description of building and units as shown on Exhibit "C" attached hereto and made a part hereof.

5. Exhibit "E" to the Declaration of Ownership for the Hamlets of Glenmoor is hereby deleted and replaced by the real property described in Exhibit "D" attached hereto and made a part hereof.

6. Exhibit "G" to the Declaration of Condominium Ownership for the Hamlets of Glenmoor is hereby deleted and replaced with the following:

Schedule of Common Area Ownership

<u>Unit Number</u>	<u>Percentage of Common Area Ownership</u>
1	5.266%
2	5.263%
3	5.263%
4	5.263%
5	5.263%
6	5.263%
7	5.263%
8	5.263%
9	5.263%
10	5.263%
11	5.263%
12	5.263%
13	5.263%
14	5.263%
15	5.263%
16	5.263%
17	5.263%
18	5.263%
19	5.263%

7. Except as specifically hereinabove amended, the original Declaration, By-laws attached thereto, the original drawings and other exhibits to the Declaration and the First and Second Amendments shall be and are hereby declared to remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, as President of the Declarant corporation, has caused this instrument to be executed this 30th day of June, 1994.

Signed in the presence of:

Michelle R. Omer
Linda L. Miller
Michelle R. Omer
Linda Miller

W. L. HOLDER CONSTRUCTION COMPANY

By: William L. Holder
William L. Holder, President

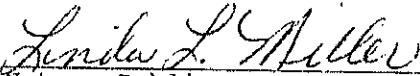
By: Steven Swinehart
Steven Swinehart, Vice President

STATE OF OHIO)
) SS:
COUNTY OF STARK)

Before me, a Notary Public in and for said County and State personally appeared the above-named W. L. Holder Construction Company, an Ohio corporation, by William L. Holder, its President, and Steven Swinehart, its Vice President who acknowledged that they did sign the foregoing instrument on behalf of said Corporation and

that the same is its free act and deed, and the free act and deed of them personally as such officers.

In testimony whereof, I have hereunto set my hand and official seal, at Canton, Ohio, this 30th day of June, 1994.


Notary Public

This instrument prepared by:
Michael S. Gruber, Attorney at Law
DAY, KETTERER, RALEY, WRIGHT & RYBOLT
800 William R. Day Building
121 Cleveland Ave., South
Canton, Ohio 44702

LINDA L. MILLER
Notary Public, State of Ohio
My Commission Expires June 14, 1996
Recorded in Stark County

C:\HARTNETT\GLNHRAND.3RD\TEH: [lm]

June 16, 1994

VOL 1676 PAGE 146

DESCRIPTION OF A 1.724 ACRE TRACT
UNITS 1 THRU 8
HAMLETS OF GLENMOOR

Situated in the Township of Jackson, County of Stark, and State of Ohio and known as being part of the Southeast Quarter of Section 22, (T-11,R-9), more fully bounded and described as follows, to-wit;

Beginning at a point being the northwest corner of said Southeast Quarter of Section 22, thence S84°41'40"E along the north line of said Quarter Section, said line also being the centerline of Yost Street N.W., a 40 foot public right-of-way, a distance of 825.01 feet to a railroad spike found and the true place of beginning for the tract of land herein described;

1. Thence continuing S84°41'40"E along said Quarter Section line and said centerline a distance of 427.94 feet to a railroad spike found;
2. Thence S05°18'20"W a distance of 25.00 feet to a 5/8 inch iron bar found;
3. Thence southeasterly on a curve to the right having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet, a chord of 35.36 feet, and a chord bearing of S39°41'40"E, an arc length of 39.27 feet to a 5/8 inch iron bar found at a point of compound curvature;
4. Thence continuing on a curve to the right, on the west line of Armandale Avenue N.W., a 60 foot private right-of-way, a central angle of 25°10'27", a radius of 270.70 feet, a tangent of 60.44 feet, a chord of 117.98 feet, and a chord bearing of S17°53'48"W, an arc length of 118.94 feet to a 5/8 inch iron bar found at a point of reverse curvature;
5. Thence continuing along the west side of said Armandale Avenue on a curve to the left having a central angle of 20°33'52", a radius of 280.00 feet, a tangent of 50.79 feet, a chord of 99.96 feet, and a chord bearing of S20°11'51"W, an arc length of 100.50 feet to a point;
6. Thence N84°01'15"W a distance of 113.00 feet to a point;
7. Thence N05°06'42"E a distance of 112.00 feet to a point;

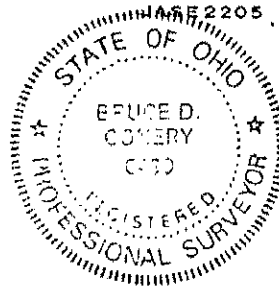
Page 2.
description of 1.724 Acre Tract

8. Thence N84°01'15"W a distance of 253.22 feet to a point on the east line of a tract of land now or formerly owned by J. & D. Roberts;
9. Thence N05°06'42"E along the east line of said Roberts' tract a distance of 128.94 feet to a 5/8 inch iron bar found;
10. Thence N84°41'40"W along said Roberts' tract a distance of 34.54 feet to a 1/2 inch iron bar with H. & A. Cap found;
11. Thence N05°22'06"E along an east line of said Roberts' tract a distance of 16.50 feet to the true place of beginning.

The above described tract of land contains 1.724 acres.

The above description is not of a boundary survey and is to be used as a description for Units 1 thru 8 in Hamlets of Glenmoor.

The above description was prepared by Bruce D. Conery, P.S. no. 6499 of Buckeye Surveying Services, Inc., in June of 1994.



BUCKEYE SURVEYING SERVICES, INC.

Suite 202 - Fulton Bldg.
2223 Fulton Drive N.W.
Canton, Ohio 44709

EXHIBIT "A-2"

(216) 453-8339
FAX (216) 453-5570

President
Bruce D. Conery, P.S.

June 16, 1994

DESCRIPTION OF A 1.845 ACRE TRACT
UNITS 11 THRU 19
HAMLETS OF GLENMOOR

VOL 1676 PAGE 148

Situated in the Township of Jackson, County of Stark, and State of Ohio and known as being part of the Southeast Quarter of Section 22, (T-11,R-9), more fully bounded and described as follows, to-wit;

Beginning at a point being the northwest corner of said Southeast Quarter of Section 22, thence $S84^{\circ}41'40''E$ along the north line of said Quarter Section, said line also being the centerline of Yost Street N.W., a 40 foot public right-of-way, a distance of 825.01 feet to a railroad spike found, thence $S05^{\circ}22'06''W$ along an east line of a tract of land now or formerly owned by J. & D. Roberts, a distance of 16.50 feet to a 1/2 inch iron bar with H. & A. Cap found; thence $S84^{\circ}41'40''E$ along said Roberts' tract, a distance of 34.54 feet to a 5/8 inch iron bar with Conery Cap found; thence $S05^{\circ}06'42''W$ along an east line of said Roberts' tract, a distance of 265.94 feet to a 1/2 inch iron pipe found at the southeast corner of said Roberts' tract, said iron pipe being the true place of beginning for the tract of land herein described;

1. Thence $S84^{\circ}01'15''E$ a distance of 365.24 feet to a point on the west line of Armandale Avenue N.W. a 60 foot private right-of-way;
2. Thence southeasterly on a curve to the left, on the west line of said Armandale Avenue, having a central angle of $23^{\circ}50'33''$, a radius of 280.00 feet, a tangent of 59.11 feet, a chord of 115.68 feet, and a chord bearing of $S07^{\circ}07'30''E$, an arc length of 116.52 feet to a 5/8 inch iron bar found at a point of reverse curvature;
3. Thence continuing along the west side of said Armandale Avenue on a curve to the right having a central angle of $24^{\circ}37'37''$, a radius of 220.00 feet, a tangent of 48.02 feet, a chord of 93.83 feet, and a chord bearing of $S06^{\circ}43'58''E$, an arc length of 94.56 feet to a 5/8 inch iron bar found;
4. Thence $N83^{\circ}11'40''W$ a distance of 142.00 feet to a 5/8 inch iron bar found;
5. Thence $N77^{\circ}58'37''W$ a distance of 302.00 feet to a 5/8 inch iron bar found;
6. Thence $N04^{\circ}01'14''E$ a distance of 170.00 feet to a 5/8 inch iron bar found on the south line of a tract of land now or formerly owned by J. & D. Roberts;

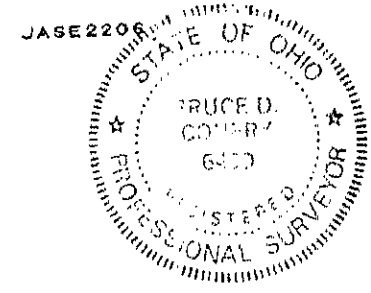
Page 2.
Description of a 1.845 Acre Tract

7. Thence S84°44'34"E along the south line of said Roberts' tract, a distance of 36.00 feet to the true place of beginning.

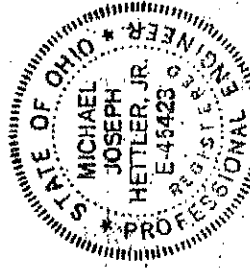
The above described tract of land contains 1.845 acres.

The above description is not of a boundary survey and is to be used as a description for Units 11 thru 19 in Hamlets of Glenmoor.

The above description was prepared by Bruce D. Conery, P.S. no. 6499 of Buckeye Surveying Services, Inc., in June of 1994.



NOTICE
 ALL DIMENSIONS SHOWN AND NOTED
 SHALL BE USED IN THE CONSTRUCTION
 UNLESS OTHERWISE NOTED.

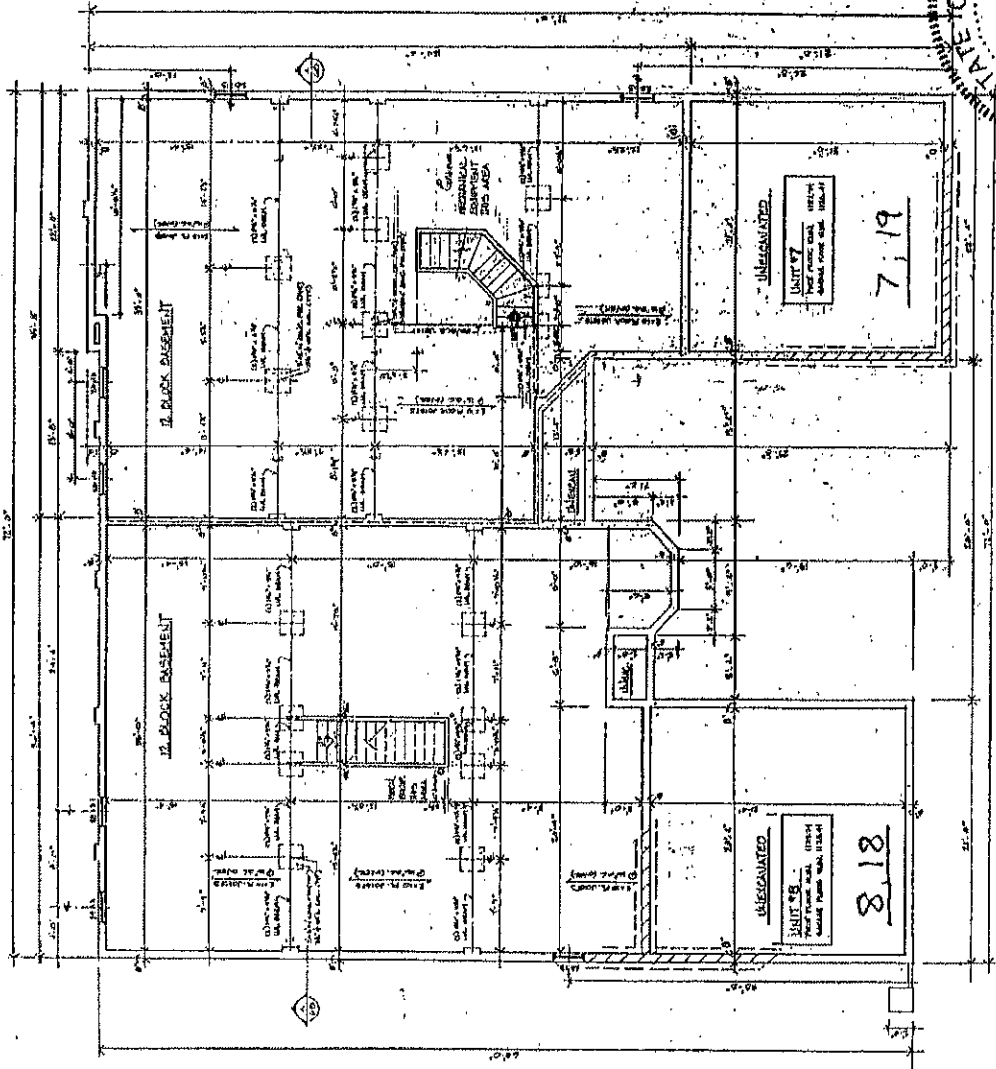
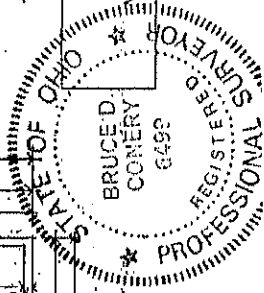


The undersigned licensed Professional Engineer
 certifies that this drawing graphically shows the
 particulars of the building represented in the
 drawing as proposed, not yet completed.

Michael J. Hettler, Jr.
 Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor
 certifies that this drawing graphically shows the
 particulars of the building represented in the
 drawing as proposed, not yet completed.

Bruce D. Conery
 Bruce D. Conery, PS

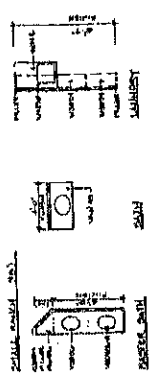


FOUNDATION / BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

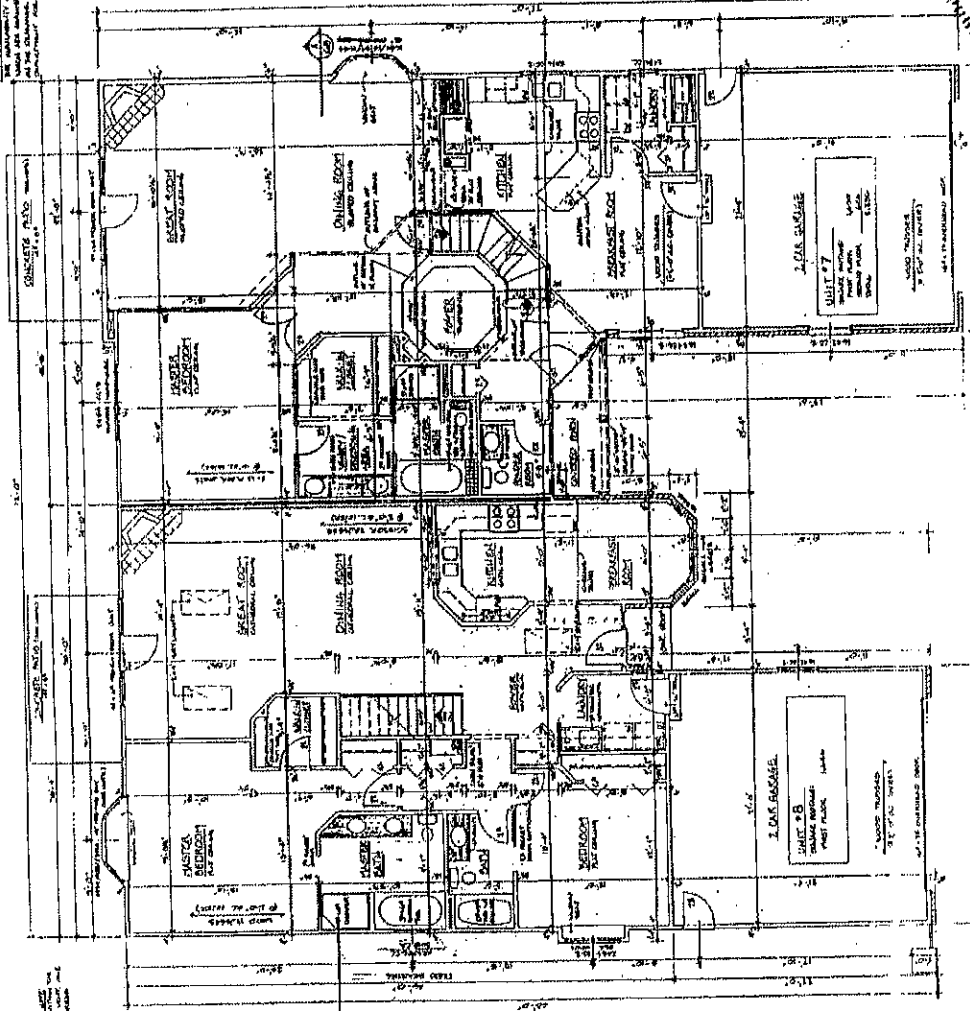
EX B-1

NOTES AND SPECIFICATIONS:
 1. THE ARCHITECTURE AND ALL OF THE WORK SHALL BE SUBJECT TO THE APPROVAL AND SUPERVISION OF THE LOCAL HEALTH DEPARTMENT.
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.

STANDARD SYMBOLS FOR USE IN THIS DRAWING:
 1. WALLS
 2. PARTITIONS
 3. DOORS
 4. WINDOWS
 5. STAIRS
 6. ELEVATORS
 7. MECHANICAL EQUIPMENT



ASSUMPTIONS:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



STATE OF OHIO
 JOSEPH HETTLER, JR.
 E-45423
 REGISTERED PROFESSIONAL ENGINEER

The undersigned, ~~Joseph Hettler, Jr.~~ a Professional Engineer, certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Handwritten signature of Joseph Hettler, Jr.

STATE OF OHIO
 BRUCE D. COMERY
 E-4540
 REGISTERED PROFESSIONAL SURVEYOR

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

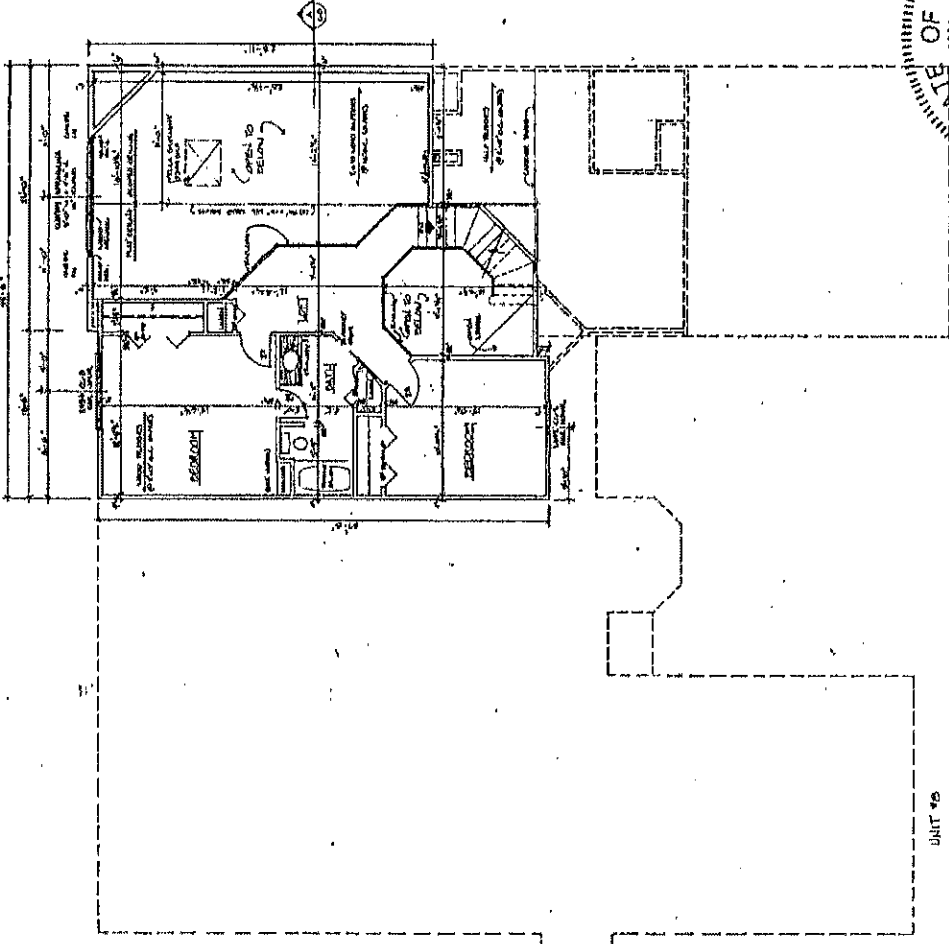
Handwritten signature of Bruce D. Comery.
 Bruce D. Comery, P.S.

7/19

818

CX B-2

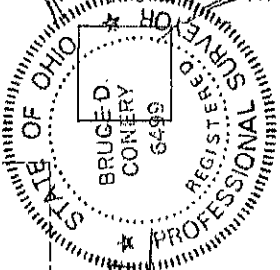
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS OF THE STATE OF OHIO.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA CLEAN AND FREE OF OBSTACLES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA CLEAN AND FREE OF OBSTACLES.



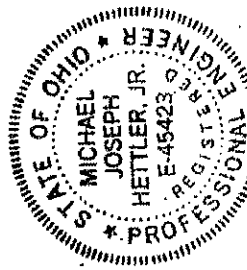
UNIT #8
8,18

SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

UNIT #7
7,18



Michael J. Hettler, Jr., P.E.

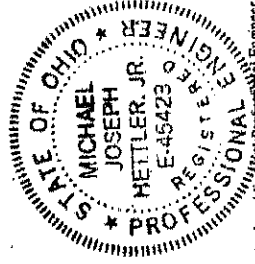


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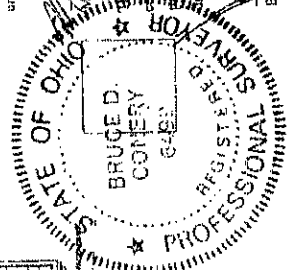
The undersigned Licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery, P.S.

cx B-3

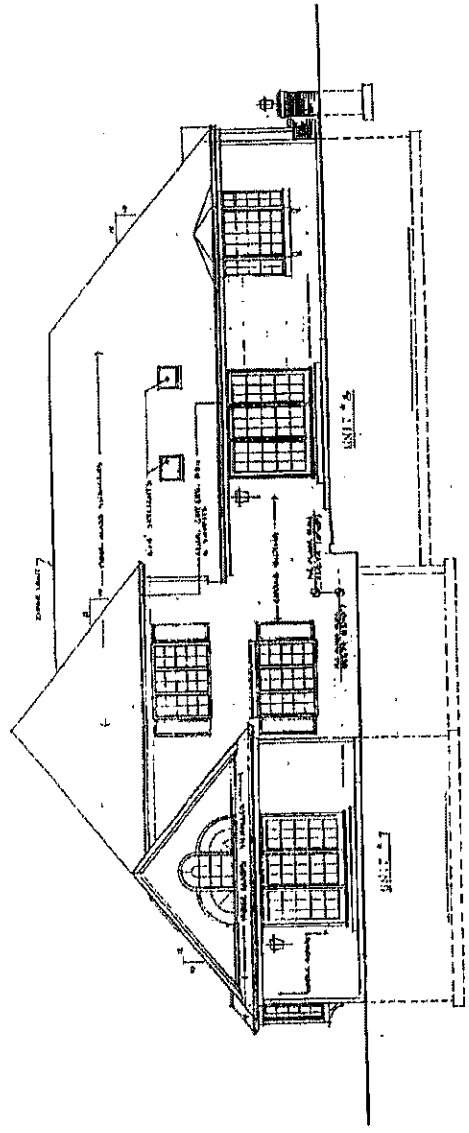


The undersigned Licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

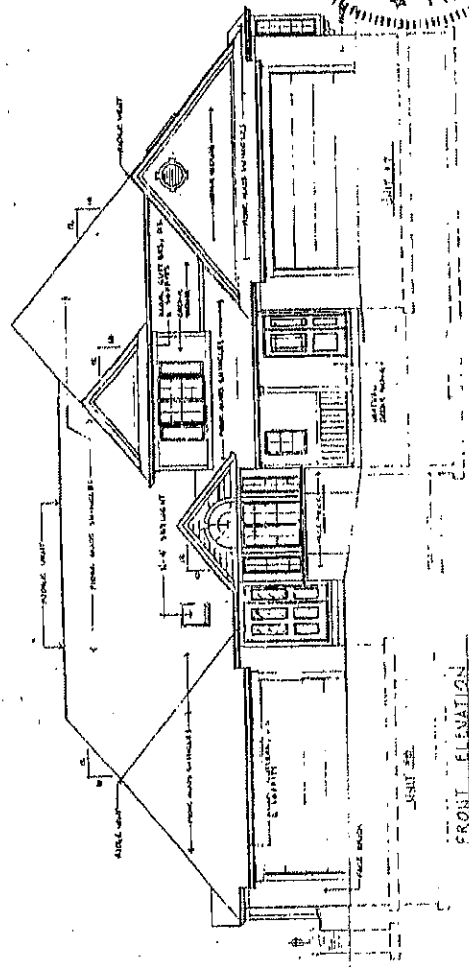


The undersigned Licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conroy, PS



REAR ELEVATION

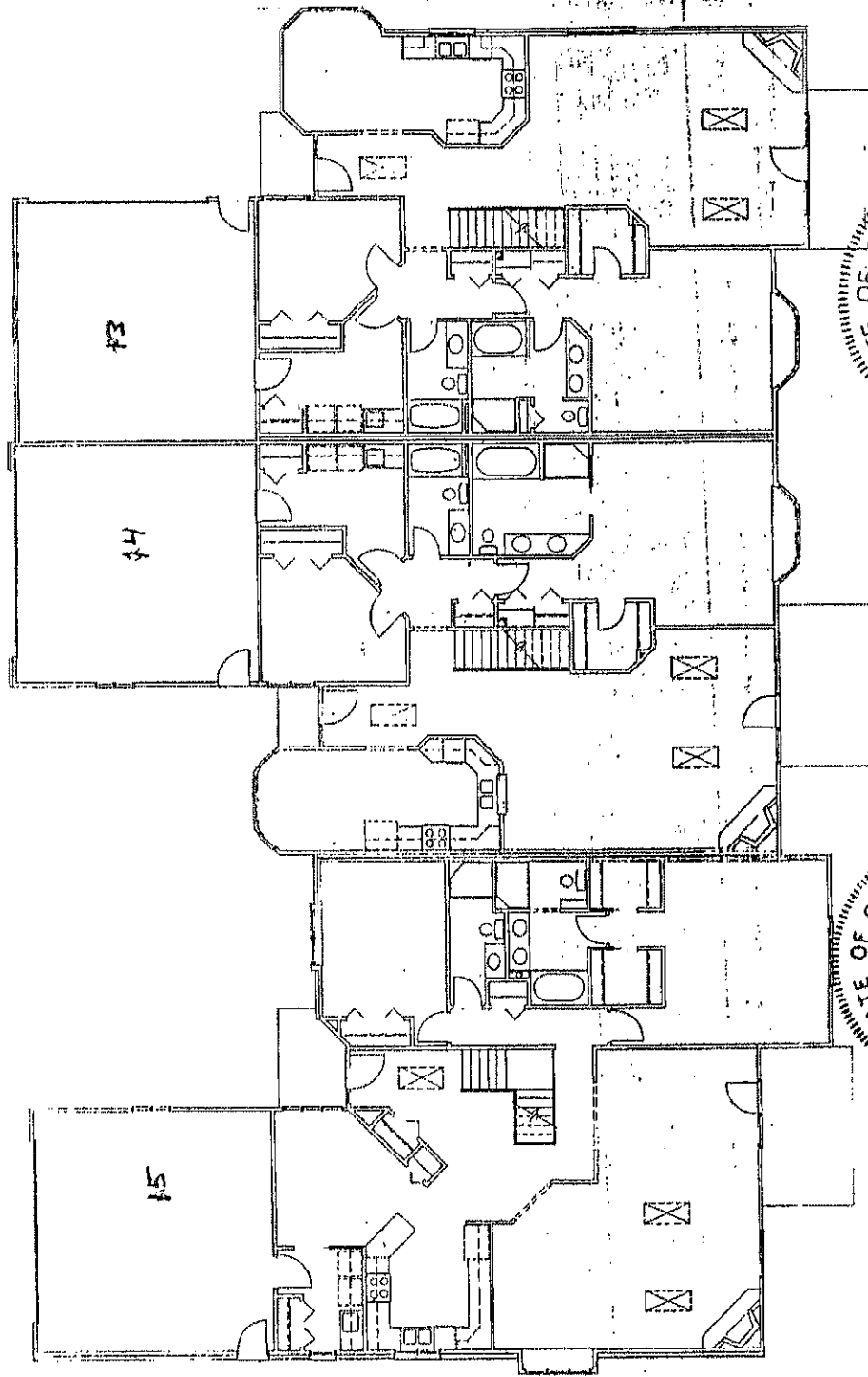


FRONT ELEVATION

7/19

8/18

EX-B-4



STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR
 BRUCE D. CONERY
 REG. NO. 6580

The undersigned Licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

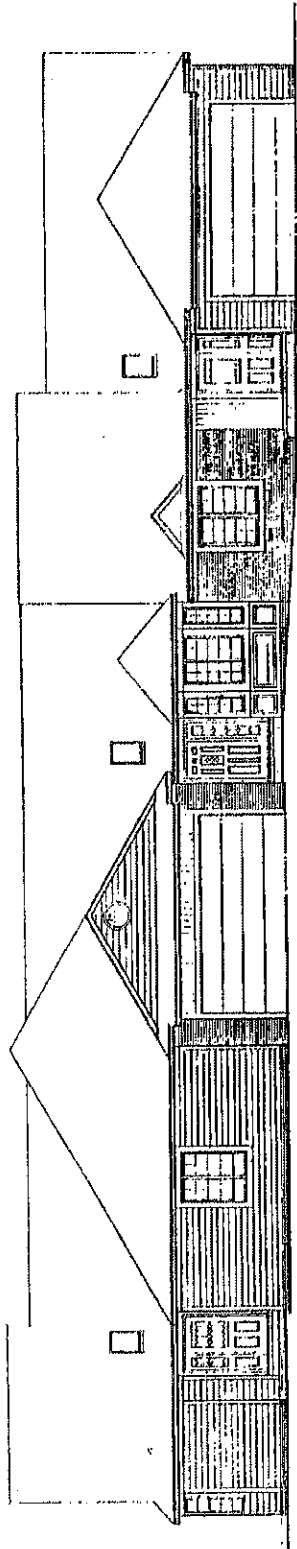
Bruce D. Conery, P.S.

STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL J. HEUTER, JR.
 REG. NO. E-45823

The undersigned Licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Heuter, Jr., P.E.

EX B-6



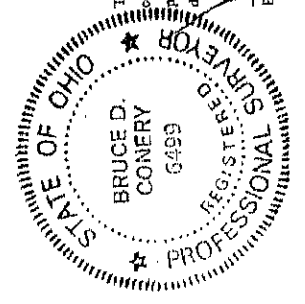
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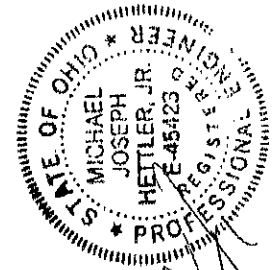
FRONT ELEVATIONS

EX B-7



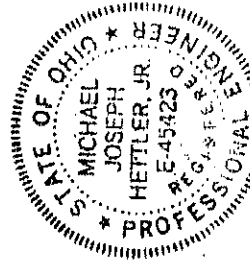
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Bruce D. Conery, PS



The undersigned Licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr., PE

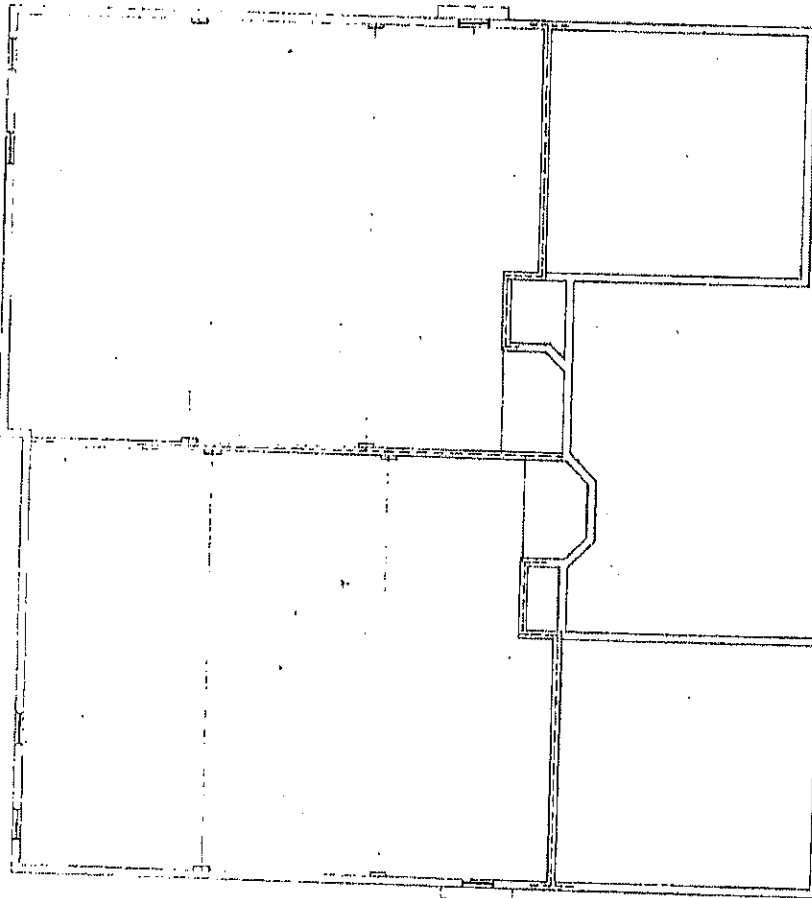
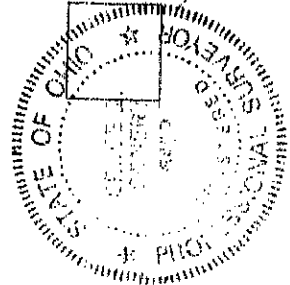


The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, and yet completed.

Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, and yet completed.

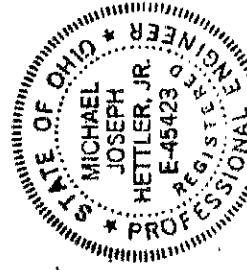
Bruce D. Conroy, PS



3

4

8x B-8

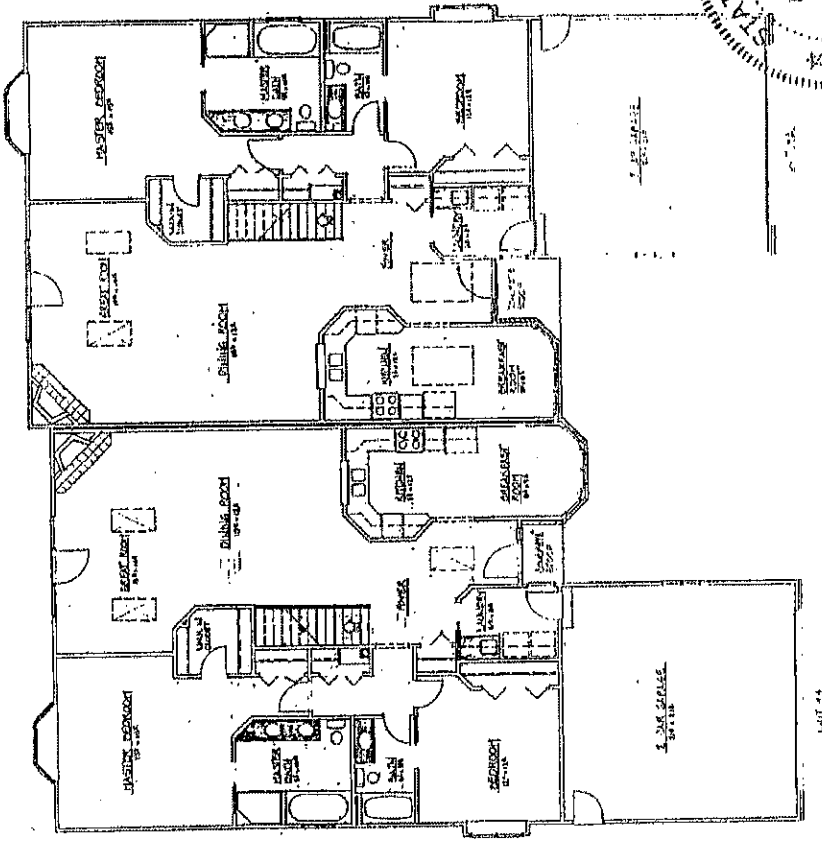
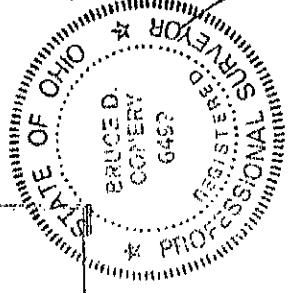


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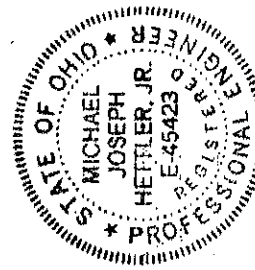
Michael Joseph Hettler, Jr.
 Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conery
 Bruce D. Conery, PS



EX B-9

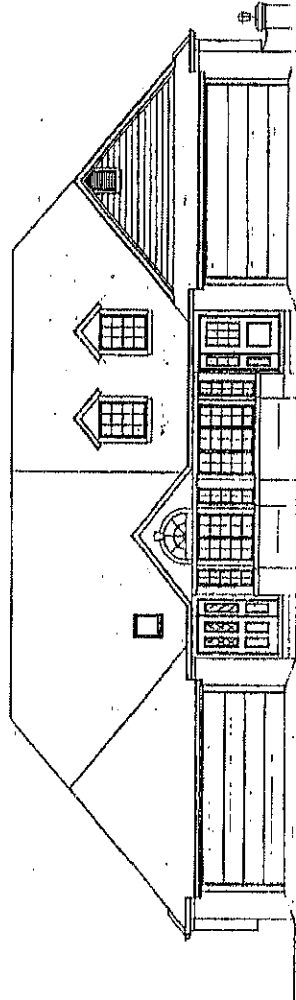
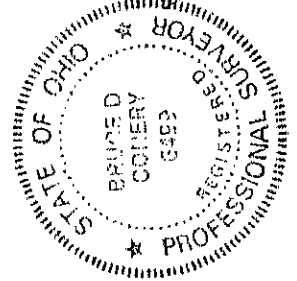


The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr., PE

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Bruce D. Cooney, PS



PART 44

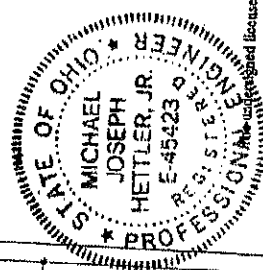
FRONT ELEVATION

PART 44

Ex B-10

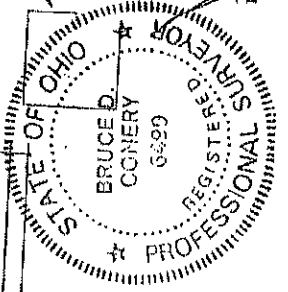
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Michael J. Hettler, Jr. PE

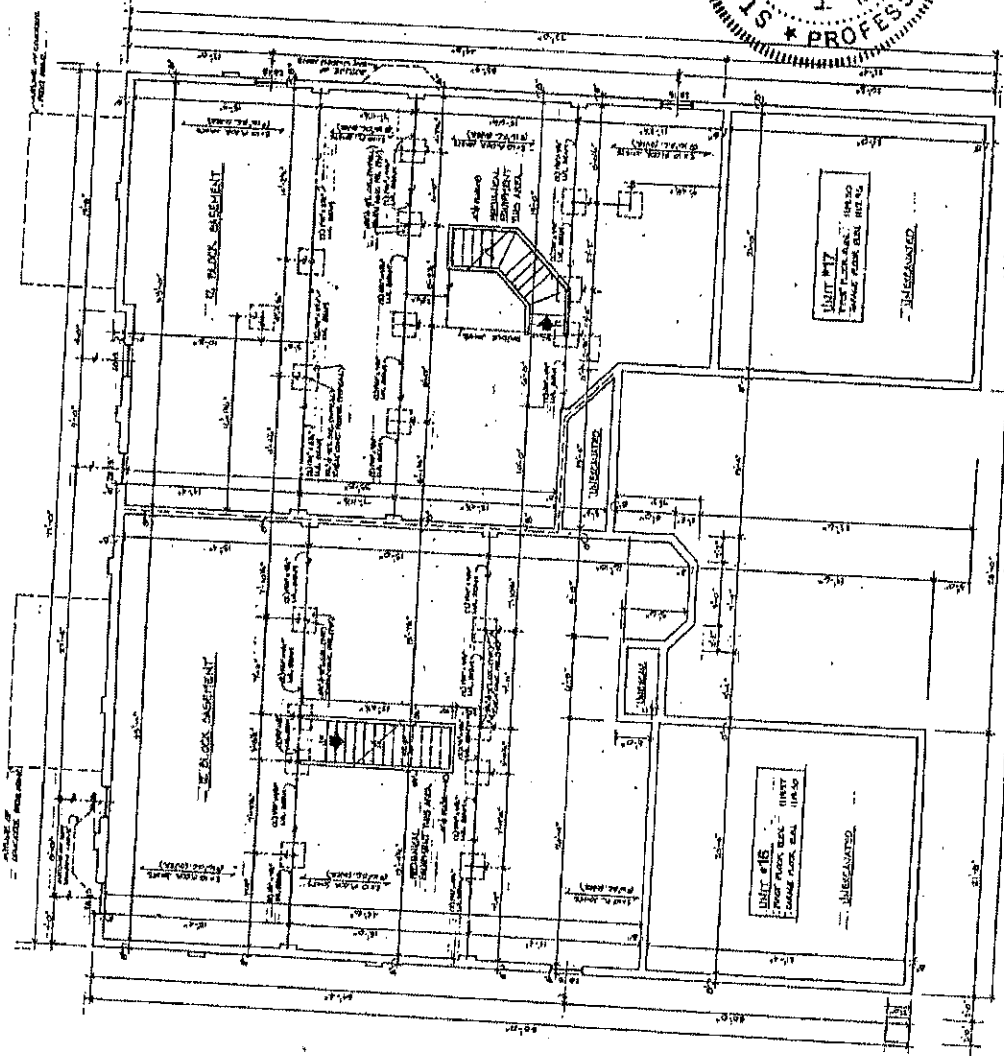


The undersigned Licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Bruce D. Conroy, PS



NOTES
ALL DIMENSIONS SHALL BE FROM THE WALL UNLESS NOTED OTHERWISE.
ALL DIMENSIONS SHALL INCLUDE FINISHES AT POINTS SHOWN.



FOUNDATION/BASEMENT PLAN
SCALE: 1/4" = 1'-0"

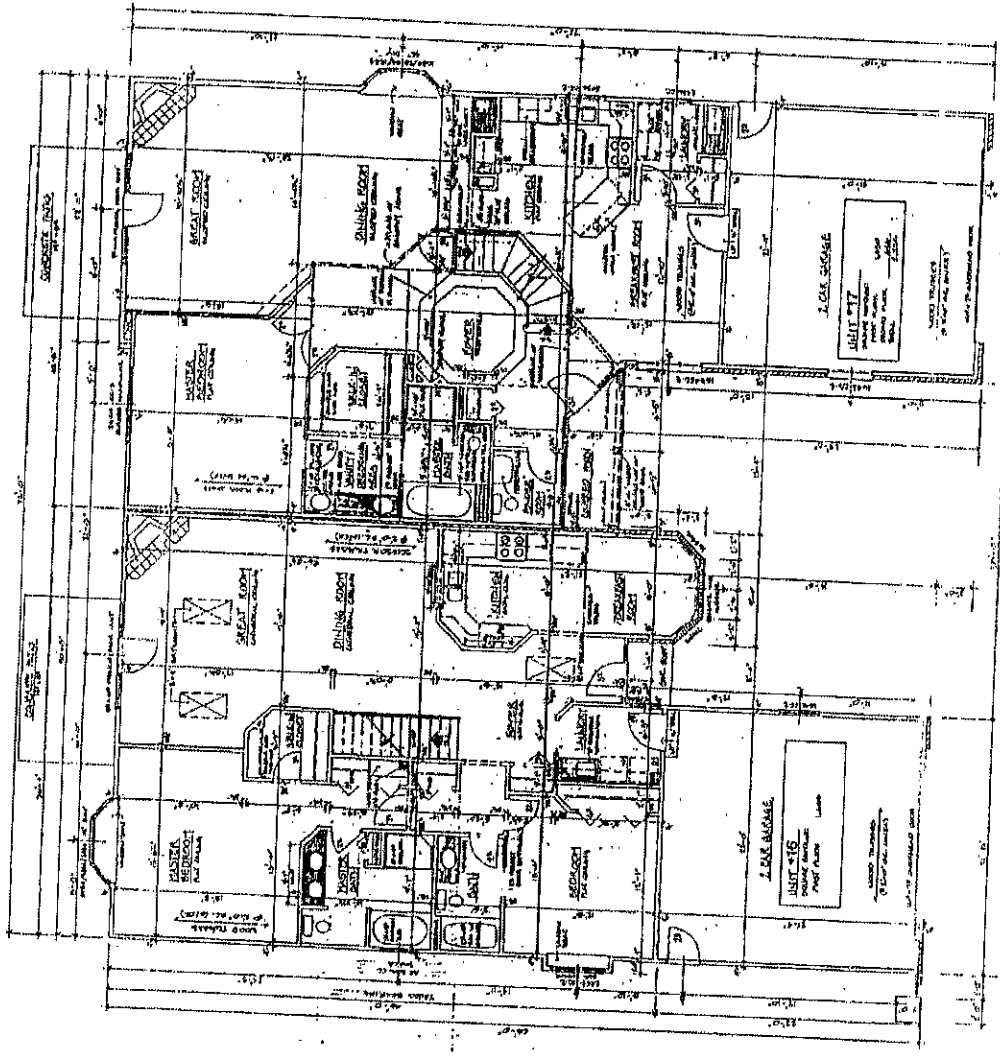
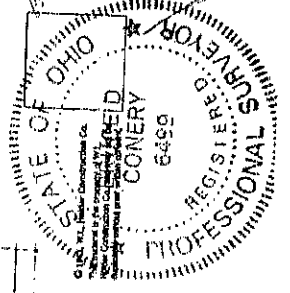
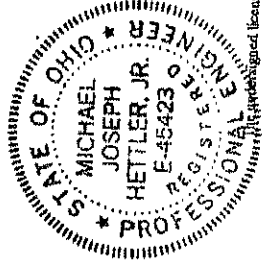
EX B-11

The undersigned licensed Professional Engineer certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Michael J. Hettler, Jr., PE

The undersigned licensed Professional Surveyor certifies that this drawing graphically shows the particulars of the building represented in the drawing as proposed, not yet completed.

Breece D. Conery, PS



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

EX B-112