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028095
THIRD AMENDMENT TO
DECLARATION OF
CONDOMINIUM OWNERSHIP
UNDER CHAPTER 5311 OF THE REVISED CODE OF OHIO
FOR
EASTWOOD CONDOMINIUM

August 6th, 1990

This is to certify that copies of the Third Amendment to the Declaration, By-Laws and Drawings for Eastwood Condominium have been filed this date with the Auditor of Stark County, Ohio.

INDEXED	1
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William B. Bowen by
Auditor of Stark County, Ohio
Patricia A. Fallet
Deputy Auditor

This instrument prepared by:
Randolph L. Snow, Esq.
Black, McCuskey, Souers & Arbaugh
1000 United Bank Plaza
Canton, Ohio 44702
Telephone: (216) 456-8341

RECORDED THIS DATE
JANET WEIR CREIGHTON
STARK COUNTY RECORDER
90 AUG -6 PM 2: 54
FEE 37.00

THIRD AMENDMENT TO DECLARATION
OF EASTWOOD CONDOMINIUM

This Third Amendment to the Declaration of Eastwood Condominium made this 25th day of July, 1990, by Lemmon-Leach, Inc., (hereinafter referred to as "Declarant") pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio.

WITNESSETH:

WHEREAS, Declarant has heretofore executed a Declaration of Condominium Ownership dated December 11, 1989, known as Eastwood Condominium, which was filed for record with the Stark County, Ohio, Recorder on December 12, 1989, and is recorded in Volume 885, Page 510 of the Stark County Records, and included in said Declaration is a description of the Condominium Property along with a Plot Plan of said property; and

WHEREAS, pursuant to Article XVII of the Declaration,, Declarant has reserved the right to amend the original Declaration for the purpose of expanding and adding additional lands to the Condominium Property; said additional lands being described in "Exhibit G" to the Declaration; and

WHEREAS, Declarant has heretofore executed a First Amendment to Declaration of Condominium Ownership, dated March 5, 1990, and recorded in Volume 913, Page 207 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Second Amendment to Declaration of Condominium Ownership, dated May 14, 1990, and recorded in Volume 933, Page 883 of the Stark County Records; and

WHEREAS, Declarant has now determined to add another portion of the additional property to the original development 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 Eastwood Condominium; and

WHEREAS, Declarant has determined that additional Amendments may be made to add portions of said land to the Condominium Property.

NOW, THEREFORE, Declarant does hereby submit the following amendments to the Declaration of Condominium Ownership of Eastwood Condominium for the purpose of submitting to Condominium Ownership, pursuant to Chapter 5311 of the Revised Code of Ohio, part of the Additional Property described in "Exhibit G" of the Declaration:

1. Article I, "The Land", is hereby deleted and the following is hereby substituted in lieu thereof:

The Land. A legal description of the land located in Plain Township, Stark County, Ohio, which is hereby submitted to the provisions of the Condominium Law, constituting the Condominium Property is attached hereto as "Exhibit A" and also includes the parcels described in Exhibit A of the First Amendment to the Declaration, in Exhibit A of the Second Amendment to the Declaration, and in Exhibit A of the Third Amendment to the Declaration.

2. Article IV, "Building Descriptions", is hereby deleted and the following is hereby substituted in lieu thereof:

Building Description. There are eight residential buildings on the Condominium Property and each building contains two single family dwelling units. The description and composition of the buildings are set forth in Exhibit C of the Declaration, Exhibit C of the First Amendment to the Declaration, Exhibit C of the Second Amendment to the Declaration, and Exhibit C of the Third Amendment to the Declaration.

3. Article V "Units" is hereby amended as follows:

Section 1. Unit Designations. Each of the Units is designated by a number on the Drawings where that Unit is located. The Units are designated as "Units 6380, 6382, 6386, 6388, 6392, 6394, 6406, 6408, 6434, 6436, 6460, 6462, 6470, 6472, 6482, and 6484". Unit locations and designations are shown on the Drawings attached hereto as Exhibit B, on the drawings attached to the First Amendment as Exhibit B, on the drawings attached to the Second Amendment as Exhibit B, and on the drawings attached to the Third Amendment as Exhibit B.

Section 2. Description of Units.

(a) Units. For a description of each Unit, see Exhibit D attached hereto and the drawings attached hereto, see Exhibit D to the First Amendment and the drawings attached thereto, see Exhibit D to the Second Amendment and the drawings attached thereto, and see Exhibit D to the Third Amendment and the drawings attached thereto.

4. Article VI. Common and Limited Common Areas is hereby amended by replacing the first sentence in Section 3 thereof with the following:

Section 3. Percentage of Ownership. The percentage of interest in the Common Areas of each Unit is shown on Exhibit E to the Third Amendment.

The remainder of Section 3 remains the same.

5. Exhibit C to the Declaration shall mean Exhibit C as amended from time to time. Exhibit C to the Declaration and Exhibit C to the First Amendment and Exhibit C to the Second Amendment are hereby amended to include the description contained in Exhibit C to this Third Amendment.

6. Exhibit D to the Declaration shall mean Exhibit D as amended from time to time. Exhibit D to the Declaration, Exhibit D to the First Amendment, and Exhibit D to the Second Amendment are hereby amended to include the description contained in Exhibit D to this Third Amendment.

7. Exhibit E to the Declaration shall mean Exhibit E as amended and/or replaced from time to time. Exhibit E to the Declaration, Exhibit E to the First Amendment, and Exhibit E to the Second Amendment are hereby deleted and replaced with Exhibit E to this Third Amendment.

8. Exhibit F to the Declaration shall mean Exhibit F as amended from time to time.

9. Exhibit G of the Declaration, Exhibit G to the First Amendment, and Exhibit G to the Second Amendment are hereby deleted and replaced with Exhibit G to this Third Amendment.

10. The original Declaration, the By-Laws attached thereto, the original drawings and other Exhibits to the Declaration as each of the forgoing have been amended and are hereby amended and supplemented shall remain in full force and effect and all reference thereto in the Declaration shall include amendments thereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of July, 1990.

Signed and acknowledged in the presence of:

[Signature]
[Signature]

LEMMON-LEACH, INC.

By: [Signature]
Robert P. Leach
President

DECLARANT

STATE OF OHIO, STARK COUNTY, SS:

This instrument was acknowledged before me by Lemmon-Leach, Inc., by and through its President, Robert P. Leach, having been duly authorized to act in such capacity on behalf of the Corporation, this 25th day of July, 1990.

[Signature]
Notary Public

BMS:Rogal:third:AC8

EXHIBIT A

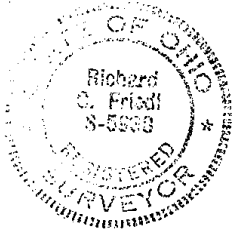
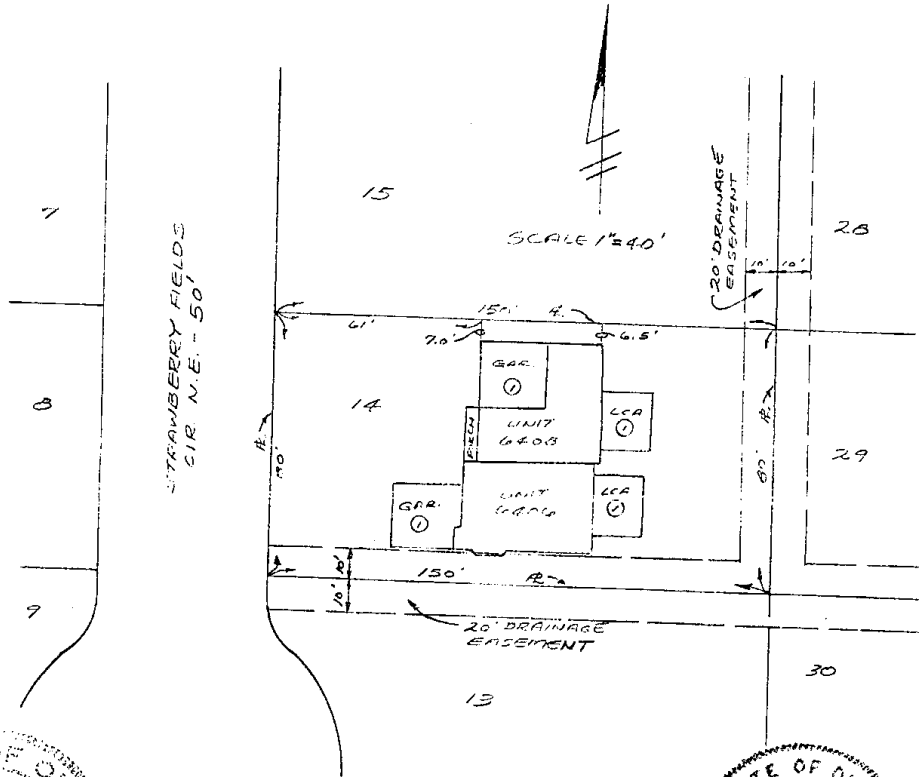
Description of Land For
Eastwood Condominium

Known as and being Lot Fourteen (14) in Strawberry Fields, a subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records.

Together with and subject to a joint driveway easement located on a portion of Lot No. 15 and on a portion of Lot No. 14 of Strawberry Fields as such lots are designated on the Subdivision Plat recorded in Plat Book 50, Page 118 of the Stark County Plat Records. This easement shall be limited only to the concrete driveway to be located by the Declarant on Lots 15 and 14 and will serve the Condominium building located on Lot 14 and the building to be completed on Lot 15. Declarant, as the owner of both Lot No. 14 and Lot No. 15, hereby creates this easement for the benefit of the owners or occupants of units in Eastwood Condominium and the owners and/or occupants of Lot No. 15 or any unit referenced thereon.

EASTWOOD CONDOMINIUM
LOT 14, STRAWBERRY FIELDS
A SUBDIVISION IN THE N.E. QTR SEC. 14
PLAIN TOWNSHIP (T-11, R-8), STARK COUNTY, OHIO
PLAT RECORDED IN RB 50, P. 118

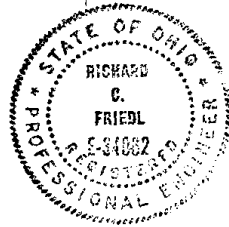
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① L.C.A. - SEE DECLARATION FOR ALLOCATION

I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED.

Richard C. Friedl 7-6-90
RICHARD C. FRIEDL, P.E. 34002 DATE

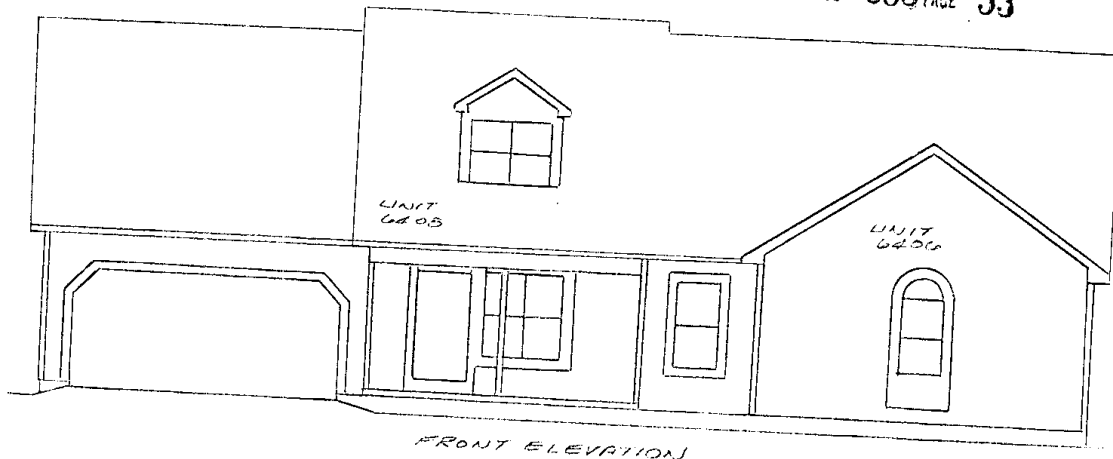


POGGEMEYER DESIGN GROUP, INC.
ENGINEERS ARCHITECTS PLANNERS
 3751 WALES AVENUE N.W. SUITE A MASSILLON, OHIO PHONE 267/32-9715

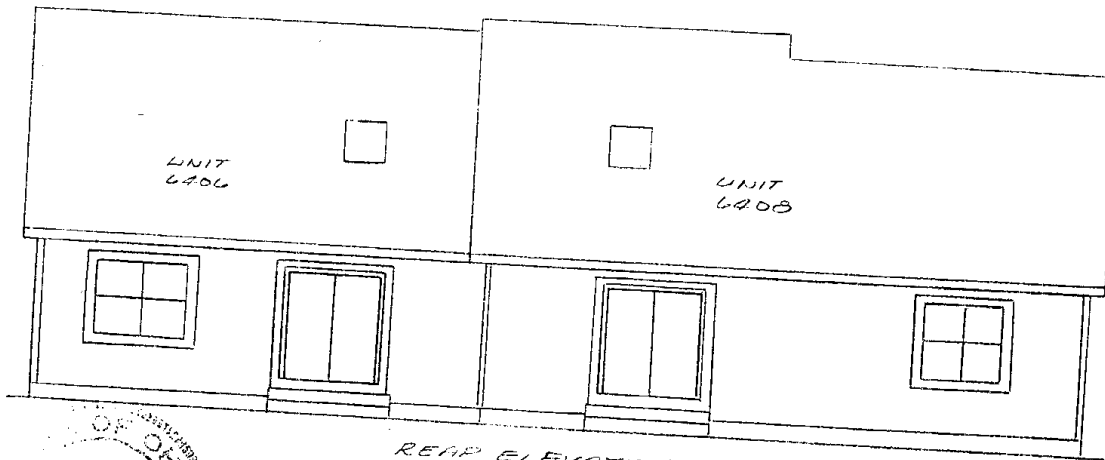
EASTWOOD CONDOMINIUM
 FRONT & REAR ELEVATION
 UNITS 6406 & 6408
 SCALE 1/8" = 1'-0"

EXHIBIT B-1

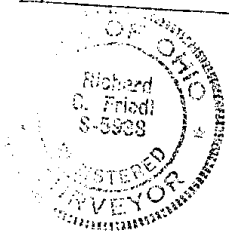
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FRONT ELEVATION



REAR ELEVATION



I HEREBY CERTIFY THAT THIS DRAWING
 ACCURATELY SHOWS THE BUILDINGS
 AS CONSTRUCTED.

Richard C. Friedl 7-6-90
 RICHARD C. FRIEDL, P.E. 34002 DATE

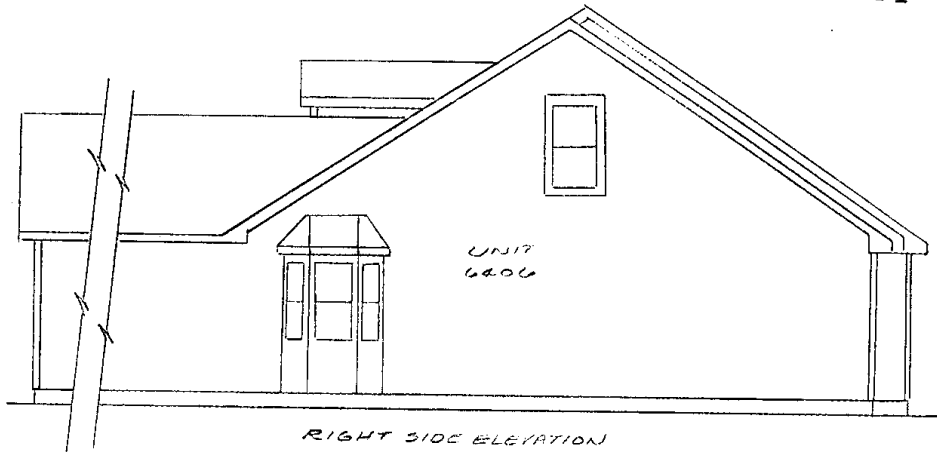


POGEMEYER DESIGN GROUP, INC.
 ENGINEERS ARCHITECTS PLANNERS
 3791 WALES AVENUE N.W. SUITE A MASSILLON, OHIO PHONE 36/932-9715

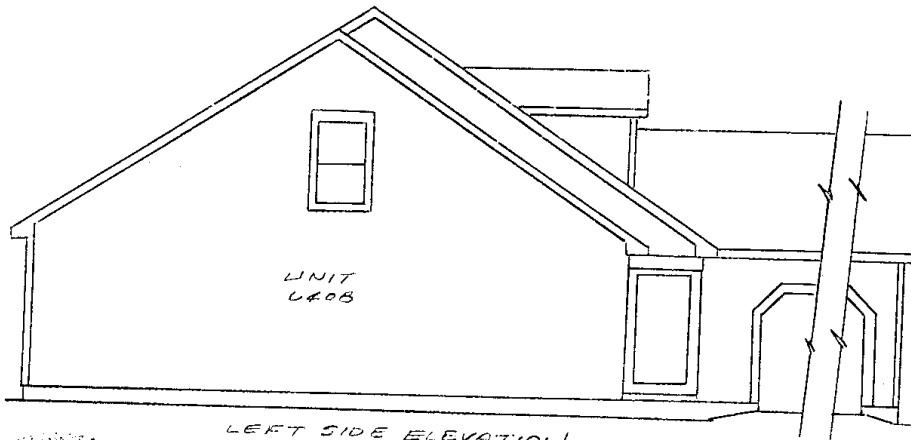
EASTWOOD CONDOMINIUM
RIGHT & LEFT SIDE ELEVATION
UNITS 6A06 & 6A08
SCALE 1/8" = 1'-0"

EXHIBIT B-2

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RIGHT SIDE ELEVATION

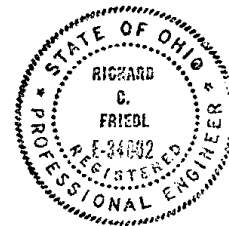


LEFT SIDE ELEVATION



I HEREBY CERTIFY THAT THIS DRAWING
ACCURATELY SHOWS THE BUILDINGS
AS CONSTRUCTED.

Richard C. Friedl 7-6-90
RICHARD C. FRIEDL, P.E. 34002 DATE

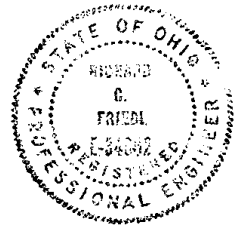
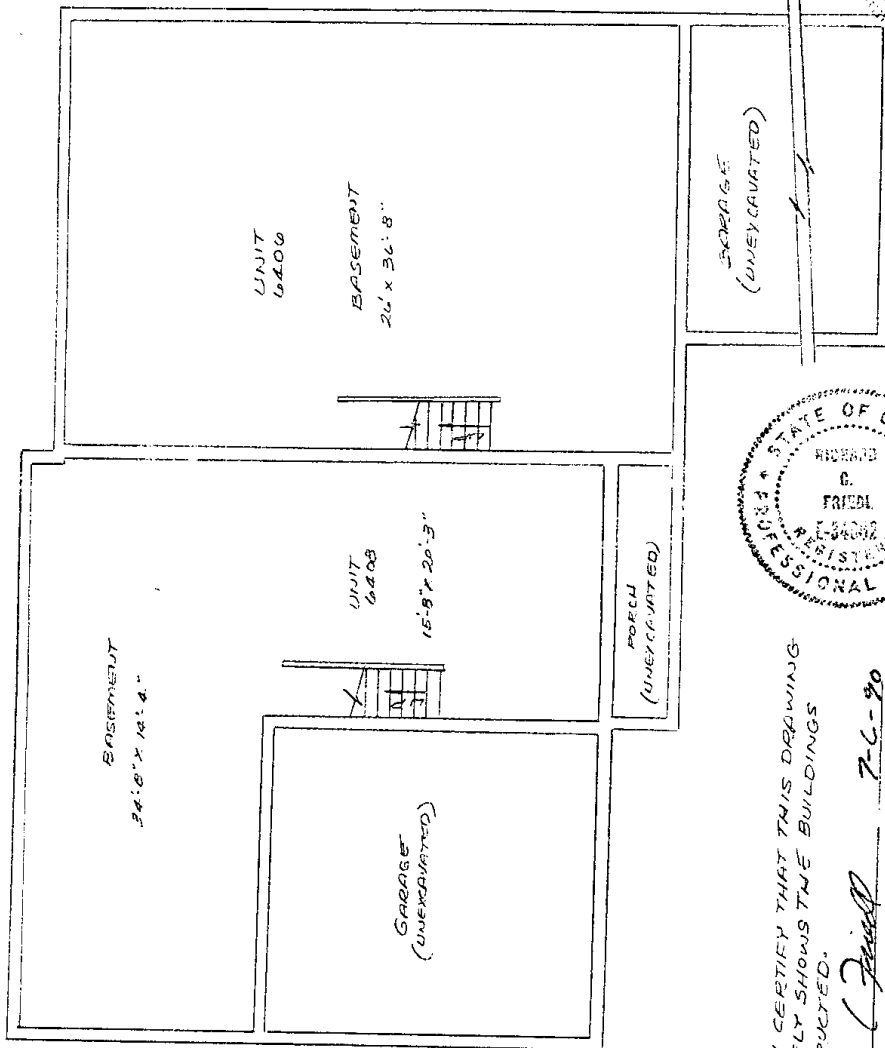
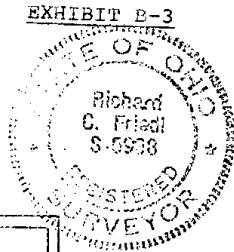


POGGEMEYER DESIGN GROUP, INC.
ENGINEERS ARCHITECTS PLANNERS
3791 WALCIS AVENUE N.W. SUITE A MASSILLON, OHIO PHONE 261/332-9715



EASTWOOD CONDOMINIUM
 FOUNDATION PLAN
 UNITS 6406 & 6408
 SCALE 1/8" = 1'-0"

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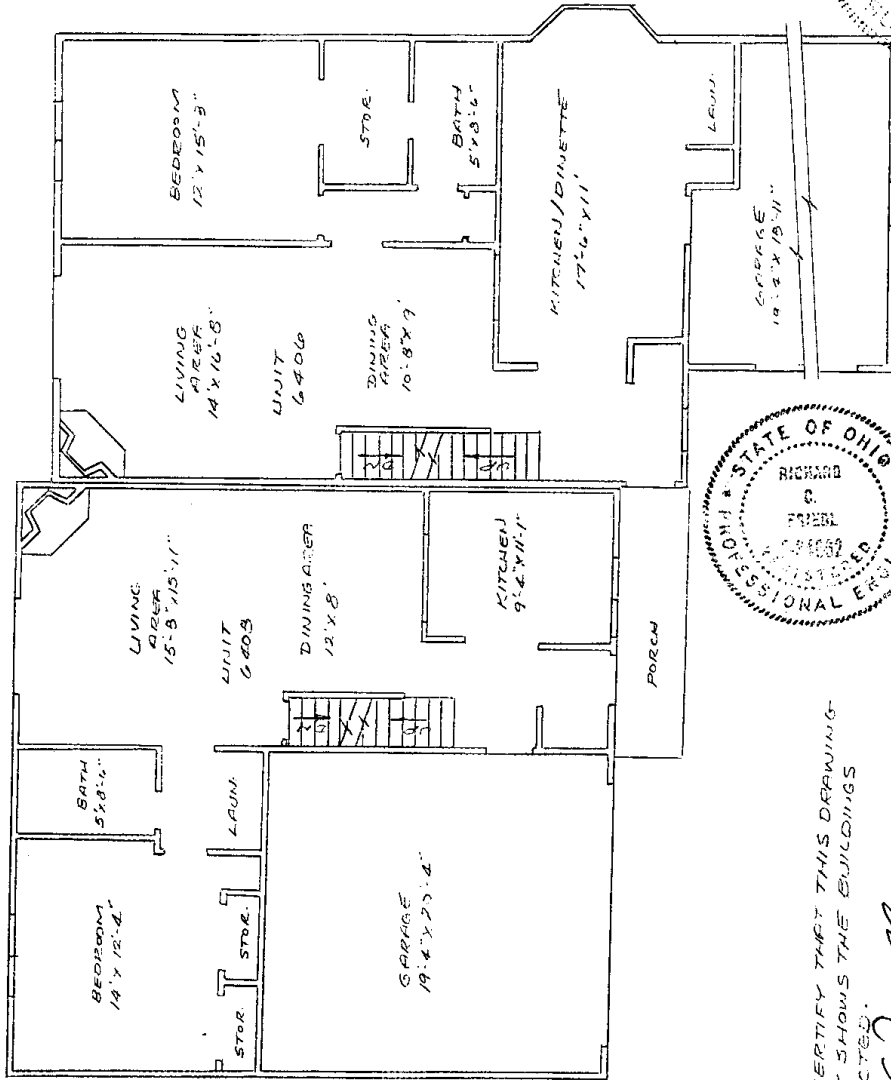
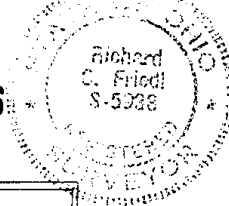
I HEREBY CERTIFY THAT THIS DRAWING
 ACCURATELY SHOWS THE BUILDINGS
 AS CONSTRUCTED.

Richard C. Friedl 7-6-90
 RICHARD C. FRIEDL, PE 34002 DATE



EASTWOOD CONDOMINIUM
FIRST FLOOR ELEVATION
UNITS 6406 & 6408
SCALE 1/8" = 1'-0"

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I HEREBY CERTIFY THAT THIS DRAWING
ACCURATELY SHOWS THE BUILDINGS
AS CONSTRUCTED.

Richard C. Friedl
RICHARD C. FRIEDL, RE 34002. DATE 7-6-90

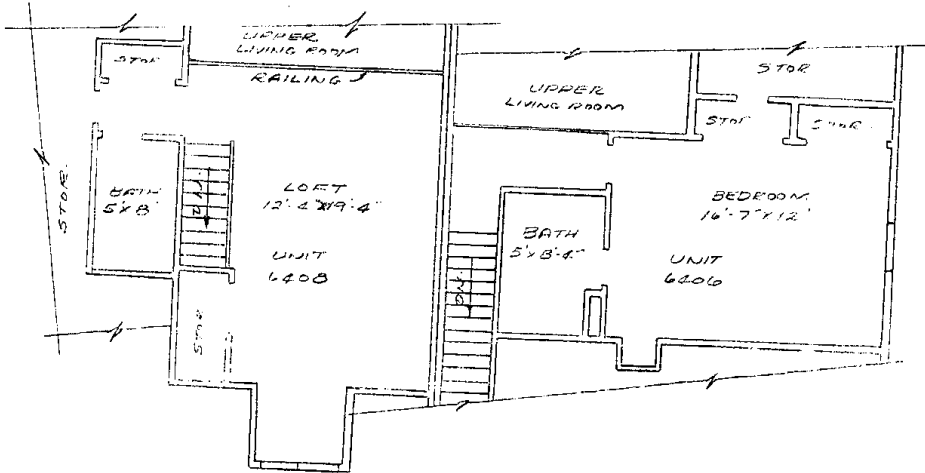
POGGEMEYER DESIGN GROUP, INC.
ENGINEERS ARCHITECTS PLANNERS
3791 WALES AVENUE N.W. SUITE A MASSILLON, OHIO PHONE 26/632-9715

EXHIBIT B-5

EASTWOOD CONDOMINIUM
SECOND FLOOR PLAN
UNITS 6406 & 6206
SCALE 1/8" = 1'-0"



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I HEREBY CERTIFY THAT THIS DRAWING
ACCURATELY SHOWS THE BUILDINGS
AS CONSTRUCTED.

Richard C. Friedl 7-6-90
RICHARD C. FRIEDL, P.E. 34002. DATE

POGGEMEYER DESIGN GROUP, INC.
ENGINEERS ARCHITECTS PLANNERS
 3791 WALC'S AVENUE N.W. SUITE A MASSILLON, OHIO PHONE 26/832-9715



EXHIBIT C

Description of Residential Building

The building is a story and a half design, containing two residential units. There is a separate attached two-car garage for each unit. The garages will be serviced by a concrete party driveway, which will be shared with the two future units on Lot No. 15.

There is a full basement which is divided into the units contained in the building. It is constructed of 8" block.

The building is constructed of wood frame, with vinyl and aluminum exterior siding. The roof is asphalt or fiberglass shingles.

EXHIBIT D

Description of Units

Unit number 6408 is a story and a half unit containing 1316 square feet of living area. This unit contains a kitchen, dining area, living room, bedroom and a full bath on the first floor, and a full bath and bedroom on the second floor. The first floor also contains a large closet with hookups for washer and dryer.

The unit has attic trusses over the garage providing for a potential third bedroom. This space is not scheduled to be finished by the developer.

Unit number 6406 is a story and a half unit containing 1399 square feet of living area. The unit contains a kitchen, dining area, living room, bedroom, and a full bath on the first floor, and a full bath and bedroom on the second floor. The first floor also contains a large closet with hookups for washer and dryer on the first floor. The room arrangement of this unit is different than that of the 6408 unit.

Both units have a full basement and a two-car garage with direct access to the unit.

The kitchens in both units have a range, hood, dishwasher, and garbage disposal. Each unit has a gas fireplace in the living room. Adjacent to the back of each unit is an area designated as limited common area and is to be used exclusively by occupants of said unit. This area is 18 feet by 15 feet. There may be a wooden deck in this area.

The units will have a common driveway with units not yet built on Lot No. 15.

EXHIBIT E

PERCENTAGE OF OWNERSHIP OF COMMON AREA

The percentage of interest in the Common Area of each unit owner is as follows:

<u>Unit</u>	<u>Square Footage</u>	<u>Percentage Interest in Common Area</u>
6434	1224	6.25%
6436	1305	6.25%
6460	1305	6.25%
6462	1224	6.25%
6470	1224	6.25%
6472	1305	6.25%
6394	1388	6.25%
6392	1299	6.25%
6380	1350	6.25%
6382	1320	6.25%
6386	1320	6.25%
6388	1350	6.25%
6484	1296	6.25%
6482	1305	6.25%
6406	1316	6.25
6408	1399	6.25
		<hr/>
		100%

EXHIBIT F

EASEMENTS, RIGHTS OF WAY, LEASES AND MORTGAGES OF RECORD

Oil and Gas Lease to H. P. Nuhlbach, received for record September 30, 1929, recorded in Volume 41, Page 243 of the Stark County, Ohio, Records.

Easement to The Ohio Bell Telephone Company received for record October 5, 1981, recorded in Volume 4359, Page 872, of the Stark County, Ohio, Records.

Easement to Ohio Power Company received for record September 8, 1982, recorded in Volume OR 49, Page 255, of the Stark County, Ohio, Records.

Supplemental Gas Storage Agreement to East Ohio Gas Company, received for record May 7, 1943, and recorded in Volume 1408, Page 100, of the Stark County, Ohio, Records.

All matters set forth on Plat of Strawberry Fields Allotment No. 1, located in Stark County, Ohio, received for record and recorded in Plat Book Volume 50, Page 188 of the Stark County, Ohio Plat Records.

Joint driveway easement covering a portion of Lot No. 14 and a part of Lot No. 15 of Strawberry Fields, a Subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records. This joint driveway easement is described on Exhibit A hereof.

EXHIBIT G

Description of Additional Property For
Eastwood Condominium

Known as and being Lot Nos. 1 through 10, and Lot Nos. 15, 20 and 21 in Strawberry Fields, a subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records.