

RPB

**THE GREENWOOD HIGHLANDS CONDOMINIUMS**  
**GREENWOOD VILLAGE**  
**SAGAMORE HILLS TOWNSHIP, OHIO**

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP**

**ADDING CONDOMINIUM UNITS**  
**NOS. 7230, 7224, 7267 and 825**

This will certify that copies of this Second Amendment to Declaration of Condominium Ownership for The Greenwood Highlands Condominiums, together with the Drawings attached thereto, have been filed with the office of the County Auditor, Summit County, Ohio.

Dated: March 14, 2002

TRANSFER NOT NECESSARY  
3/14/02  
Frank Williams County Auditor

COUNTY AUDITOR

By: FRANK WILLIAMS  
Summit County Auditor

By: [Signature]  
Deputy Auditor

Assistant Prosecuting Attorney  
Summit County, Ohio

APPROVED AS TO FORM

**CERTIFICATE OF SECOND AMENDMENT TO**  
**DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR THE GREENWOOD HIGHLANDS CONDOMINIUMS**

Greenwood Trading Corporation hereby certifies that attached hereto is the Second Amendment to that Declaration of Condominium Ownership for The Greenwood Highlands Condominiums (the "Declaration"), which Declaration was filed for record on August 27, 2001 with Reception No. 54588702 of the Summit County Records together with the Drawings attached thereto; that the Declaration was subsequently amended by First Amendment to Declaration of Condominium Ownership ("First Amendment to Declaration"), which First Amendment to Declaration was filed for record on December 17, 2001 with Reception No. 54635479 of the Summit County Records together with Drawings attached thereto; and that said Second Amendment was duly adopted by Greenwood Trading Corporation and executed by Robert O. Jackson, Vice President of Greenwood Trading Corporation.

This Instrument prepared by:  
Stuart A. Laven, Esq.  
Ulmer & Berne LLP  
900 Bond Court Building  
Cleveland, Ohio 44114  
(216) 621-8400

GREENWOOD TRADING CORPORATION

By: [Signature]  
Robert O. Jackson, Vice President

APPROVED AS TO FORM

[Signature]  
Assistant Prosecuting Attorney  
Summit County, Ohio

54673178  
Page: 1 of 15  
03/14/2002 02:20P  
CONDO  
FRANK WILLIAMS, SUMMIT CO AUDITOR

**SECOND AMENDMENT TO**  
**DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**THE GREENWOOD HIGHLANDS CONDOMINIUMS**

This Second Amendment to Declaration of Condominium Ownership for The Greenwood Highlands Condominiums ("Second Amendment to Declaration"), executed this 11th day of March, 2002 by Greenwood Trading Corporation ("Grantor"),

**WITNESSES THAT:**

**WHEREAS**, Grantor, an Ohio corporation, acquired a certain parcel of land totaling approximately 20.130 acres (the "Land") located in Sagamore Hills Township, Summit County, Ohio for the purpose of constructing thereon certain residential dwelling units and facilities;

**WHEREAS**, on August 27, 2001, Grantor filed for record with the Recorder for Summit County, Ohio a Declaration of Condominium Ownership for The Greenwood Highlands Condominiums (the "Declaration") and certain drawings (the "Drawings") attached thereto wherein Grantor submitted for condominium ownership under the name of The Greenwood Highlands Condominiums (the "Condominium Development") approximately 1.636 acres of the Land (referred to and described in the Declaration as "Parcel No. 1") and eighth Buildings constructed thereon, said Declaration, together with the Drawings attached thereto, being recorded on August 27, 2001 with Reception No. 54588702 of the Summit County Records;

**WHEREAS**, by virtue of Paragraphs 16 and 17 of the Declaration, Grantor reserved the right to amend the Declaration for the purpose of adding to and including in the Condominium Development all or any portion of the Land and the improvements constructed or to be constructed



thereon, and making the necessary changes in the percentage of interest in the Common Areas appertaining to each Unit and such other changes as are necessary or appropriate;

**WHEREAS**, on December 17, 2001, Grantor filed for record with Recorder for Summit County, Ohio a First Amendment to Declaration of Condominium Ownership ("First Amendment to Declaration") and certain Drawings attached thereto, wherein Grantor submitted for condominium ownership under the name of The Greenwood Highlands Condominiums approximately 3.007 acres of the Land and 9 Buildings constructed thereon, said Declaration, together with Drawings attached thereto, being recorded on December 17, 2001 with Reception No. 54635479 of the Summit County Records;

**WHEREAS**, Grantor desires to submit an additional 1.750 acres of the Land and the improvements constructed and under construction thereon to the condominium form of ownership so that they shall become subject to the terms, conditions and covenants of the Declaration, as amended; and

**WHEREAS**, Grantor desires to make certain other amendments to the Declaration and Drawings;

**NOW, THEREFORE**, Grantor hereby amends the Declaration and the Drawings as follows:

1. Paragraph 1.A.(i), which sets forth the legal description of Parcel No. 1, is hereby amended to include the following 1.750 acres of additional land (the "Phase 3 Land") which is more accurately described below:



Parcel B

**Description of a 0.1381 Acre Parcel  
Condo Property, Phase 3, Parcel B**

Situated in the Township of Sagamore Hills, County of Summit, State of Ohio, and being part of, "Residual Block A" Greenwood Highlands, Greenwood Subdivision No. 7, as recorded in Plat Cab. M Slide 457- 459;

Beginning at the Northwest corner of Lot 48, Greenwood Subdivision No.6, Phase 2 as recorded in Plat Cab E Slides 110-111 of the Summit County Records, thence S50°00'00"W, 589.82 feet; thence S40°00'00"E, 295.45 feet; thence N84°37'07"E, 106.19 feet to a point on the arc of a non-tangent curve; thence on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 60°03'34", a chord of 200.18 feet, a chord bearing of N15°26'58"E, an arc distance of 209.65 feet to a point of compound curvature and the true place of beginning,

Thence continue on the arc of said curve to the right having a radius of 200.00 feet, a central angle of 13°28'26", a chord of 46.92 feet, a chord bearing of N52°12'58"E, an arc distance of 47.03 feet to a point of compound curvature;

Thence on the arc of a curve to the right having a radius of 248.52 feet, a central angle of 08°04'13", a chord of 34.98 feet, a chord bearing of N 62°59'18"E, an arc distance of 35.01 feet to a point of non-tangency;

Thence S29°49'40"E, 92.14 feet;

Thence S60°10'20"W, 47.05 feet;

Thence N51°17'54"W, 93.88 feet to a point and the true place of beginning;

The above described parcel contains 0.1381 acres as determined by Thomas J. King Jr. P.S. #7503 of LANDMARK Associates, Inc. of Cuyahoga Falls, Ohio in March of 2002.



Parcel A

**Description of a 1.6117 Acre Parcel  
Condo Property, Phase 3, Parcel A**

Situated in the Township of Sagamore Hills, County of Summit, State of Ohio, and being part of, "Residual Block A" Greenwood Highlands, Greenwood Subdivision No. 7, as recorded in Plat Cab. M Slide 457- 459;

Beginning at the Northwest corner of Lot 48, Greenwood Subdivision No.6, Phase 2 as recorded in Plat Cab E Slides 110-111 of the Summit County Records, Thence S50°00'00"W, 589.82 feet to a point and the true place of beginning;

Thence S40°00'00"E, 295.45 feet;

Thence N84°37'07"E, 106.19 feet to a point of the arc of a non-tangent curve;

Thence on the arc of a curve to the left having a radius of 200.00 feet, a central angle of 11°46'01", a chord of 41.00 feet, a chord bearing of S20°27'50"E, an arc distance of 41.07 feet to a point of non-tangency,

Thence on the arc of a curve to the right having a radius of 599.60 feet, a central angle of 8°45'14", a chord of 91.52 feet, a chord bearing of N 64°40'57"E, an arc distance of 91.61 feet to a point of non-tangency;

Thence S22°43'15"E, 126.94 feet;

Thence S67°16'45"W, 107.56 feet to a point on the arc of a non-tangent curve;

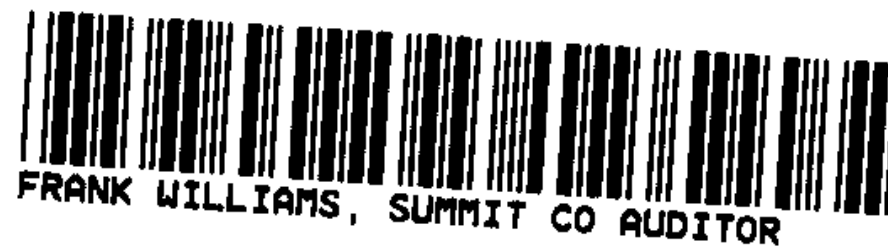
Thence on the arc of a curve to the right having a radius of 227.00 feet, a central angle of 16°37'40", a chord of 65.65 feet, a chord bearing of N37°40'16"W, an arc distance of 65.88 feet to a point of compound curvature,

Thence on the arc of a curve to the right having a radius of 313.37 feet, a central angle of 00°59'50", a chord of 5.45 feet, a chord bearing of N28°51'31"W, an arc distance of 5.45 feet to a point of non-tangency,

Thence S69°22'11"W, 266.69 feet;

Thence N06°57'09"W, 414.56 feet to the true place of beginning;

The above described parcel contains 1.6117 acres as determined by Thomas J. King Jr. P.S. #7503 of LANDMARK Associates, Inc. of Cuyahoga Falls, Ohio in March of 2002.



As a result of the inclusion of the Phase 3 Land in Parcel No. 1, Parcel No. 1 now consists of a total of 4.757 acres of land.

2. Paragraph 1.A.(ii), which sets forth the legal description of Parcel No. 2, is hereby amended to delete therefrom the Phase 3 Land. As a result, Parcel No. 2 now consists of 15.373 acres of land.

3. The second subparagraph of Paragraph 6.B., which sets forth the percentage of interest in the Common Areas appurtenant to each Unit, is deleted and the following is substituted therefor:

The percentage of interest in the Common Areas appurtenant to each Unit, as determined by Grantor in accordance with the provisions of Chapter 5311, shall be as follows:

Unit Number	Building Number	Address	Ownership Percentage
7320	1	7320 Morning Star Trail	4.46%
7314	2	7314 Morning Star Trail	4.64%
7304	3	7304 Morning Star Trail	4.07%
7298	4	7298 Morning Star Trail	5.07%
7292	5	7292 Morning Star Trail	5.02%
7284	6	7284 Morning Star Trail	5.17%
7278	7	7278 Morning Star Trail	5.12%
7086	38	7086 Morning Star Trail	5.16%
7272	8	7272 Morning Star Trail	5.11%
7266	9	7266 Morning Star Trail	5.19%
7260	10	7260 Morning Star Trail	5.02%

Unit Number	Building Number	Address	Ownership Percentage
7254	11	7254 Morning Star Trail	4.65%
7248	12	7248 Morning Star Trail	5.40%
7242	13	7242 Morning Star Trail	4.70%
7236	14	7236 Morning Star Trail	4.72%
7313	39	7313 Morning Star Trail	3.20%
7255	47	7255 Morning Star Trail	4.98%
7230	15	7230 Morning Star Trail	4.98%
7224	16	7224 Morning Star Trail	4.75%
7267	46	7267 Morning Star Trail	4.12%
825	70	825 Timberline Trail	4.47%

The ownership percentages are based on the Living Space of a Unit as a percentage of the total Living Space for all the Units that have been condominiumized to date.

4. As set forth in Paragraph 17 of the Declaration, the foregoing Second Amendment to Declaration shall be effective as of the time it is delivered to the Summit County Recorder for recording. Except as amended by this Second Amendment to Declaration, all the terms and provisions of the Declaration, as amended, shall remain in full force and effect.







**GREENWOOD HIGHLANDS CONDOMINIUM ASSOC., INC.  
PLAT FOR  
CONDOMINIUMS**

PART OF RESIDUAL BLOCK A OF GREENWOOD HIGHLANDS  
TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT  
STATE OF OHIO

**PHASE 3**  
MARCH 2002

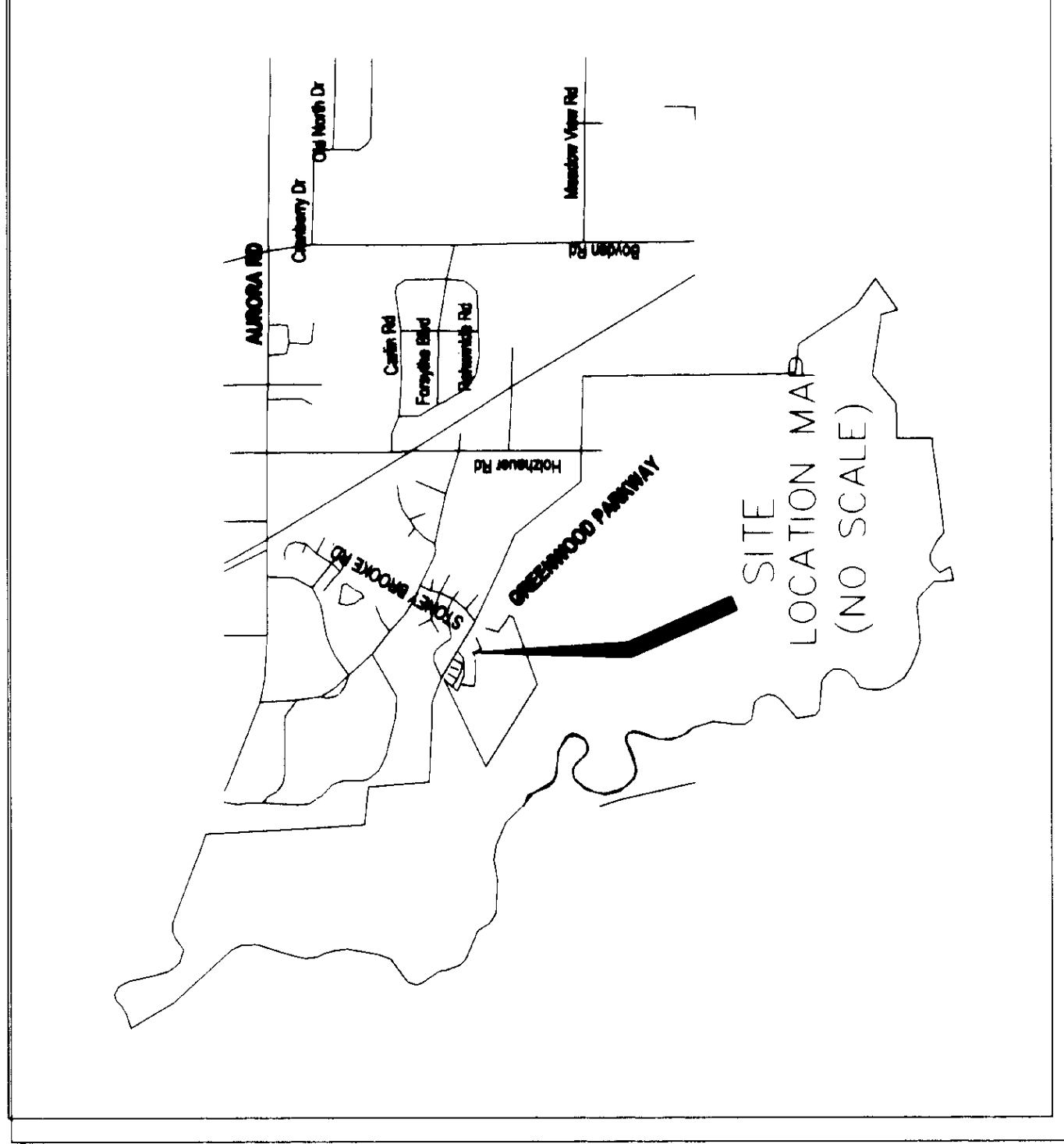
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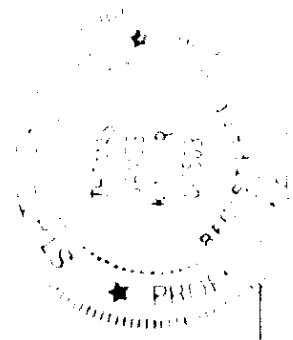
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7236, 7242, 7248, 7254, 7255, 7260, 7266, 7272, 7213, 7230, 7224, 7267, 825

3 PROPERTY PLAT

DEDICATED UNITS 7230, 7224, 7267, 825  
CONDO PROPERTY.....1.750 ACRES  
OTHER PROPERTY.....15.373 ACRES



Plat Approved By  
TAX MAP DEPARTMENT  
R. TOWNSEND  
NF126 3-13-02



I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE  
BEST OF MY KNOWLEDGE  
MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN

Thomas J. King Jr. P.S. 3/11/02 DATE  
THOMAS J. KING JR. P.S. #7503

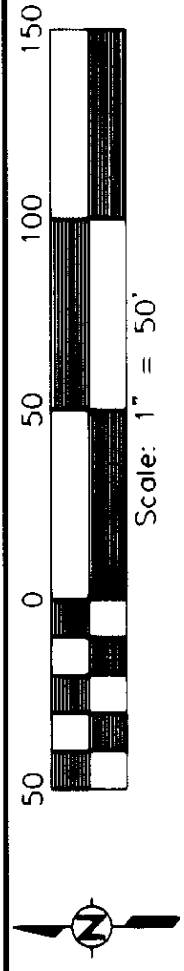
FRANK WILLIAMS  
County Auditor  
March 4, 2002

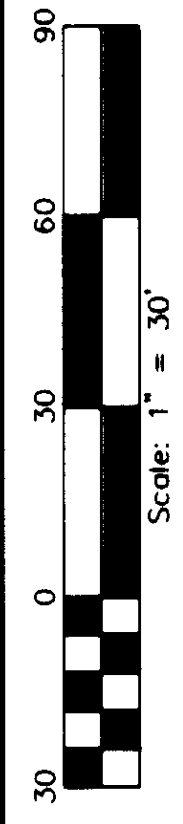
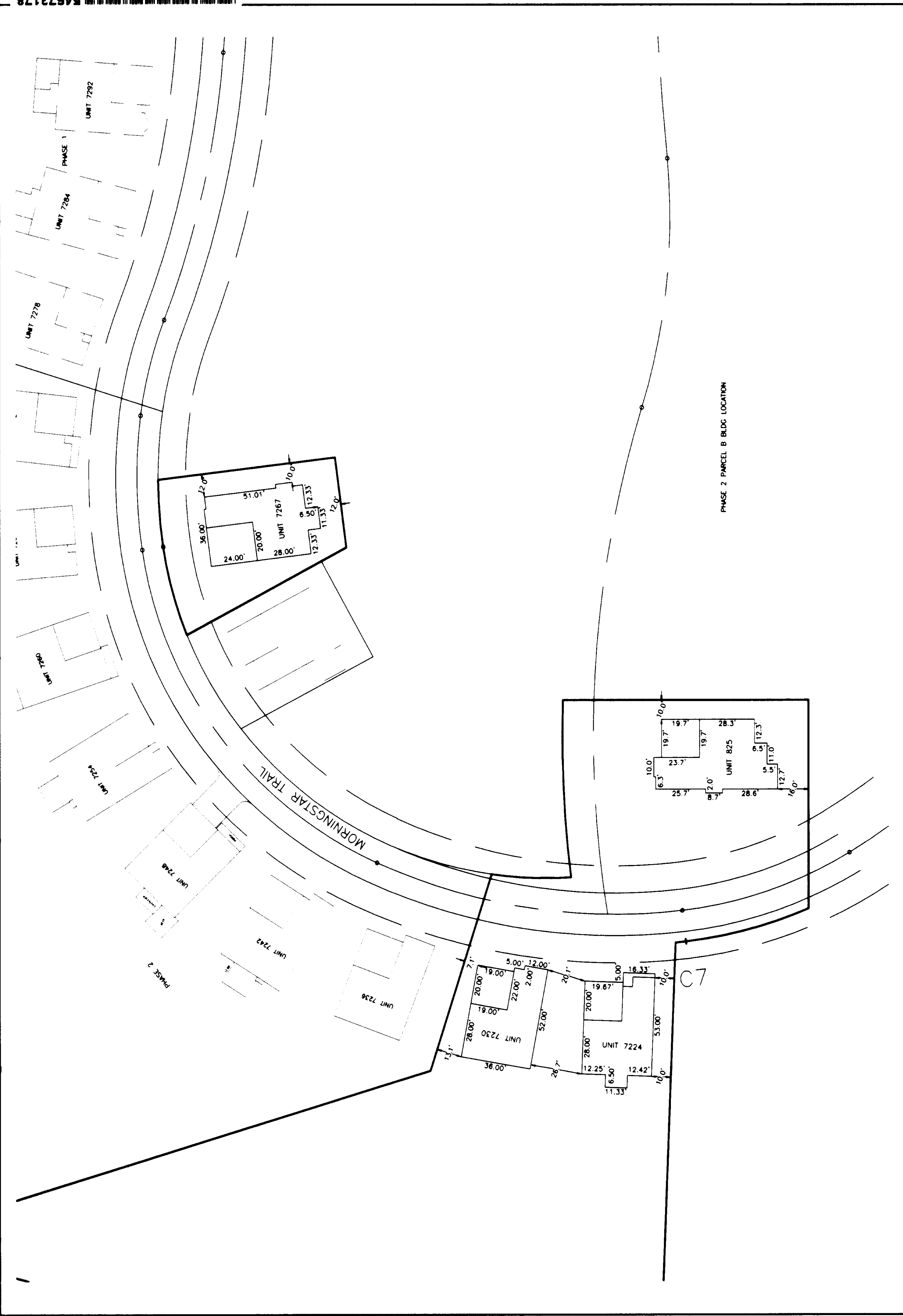
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FRANK WILLIAMS  
COUNTY AUDITOR

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FRANK WILLIAMS BY UB  
County Auditor Deputy Auditor  
No. of pages 4

1/3

**TITLE SHEET**

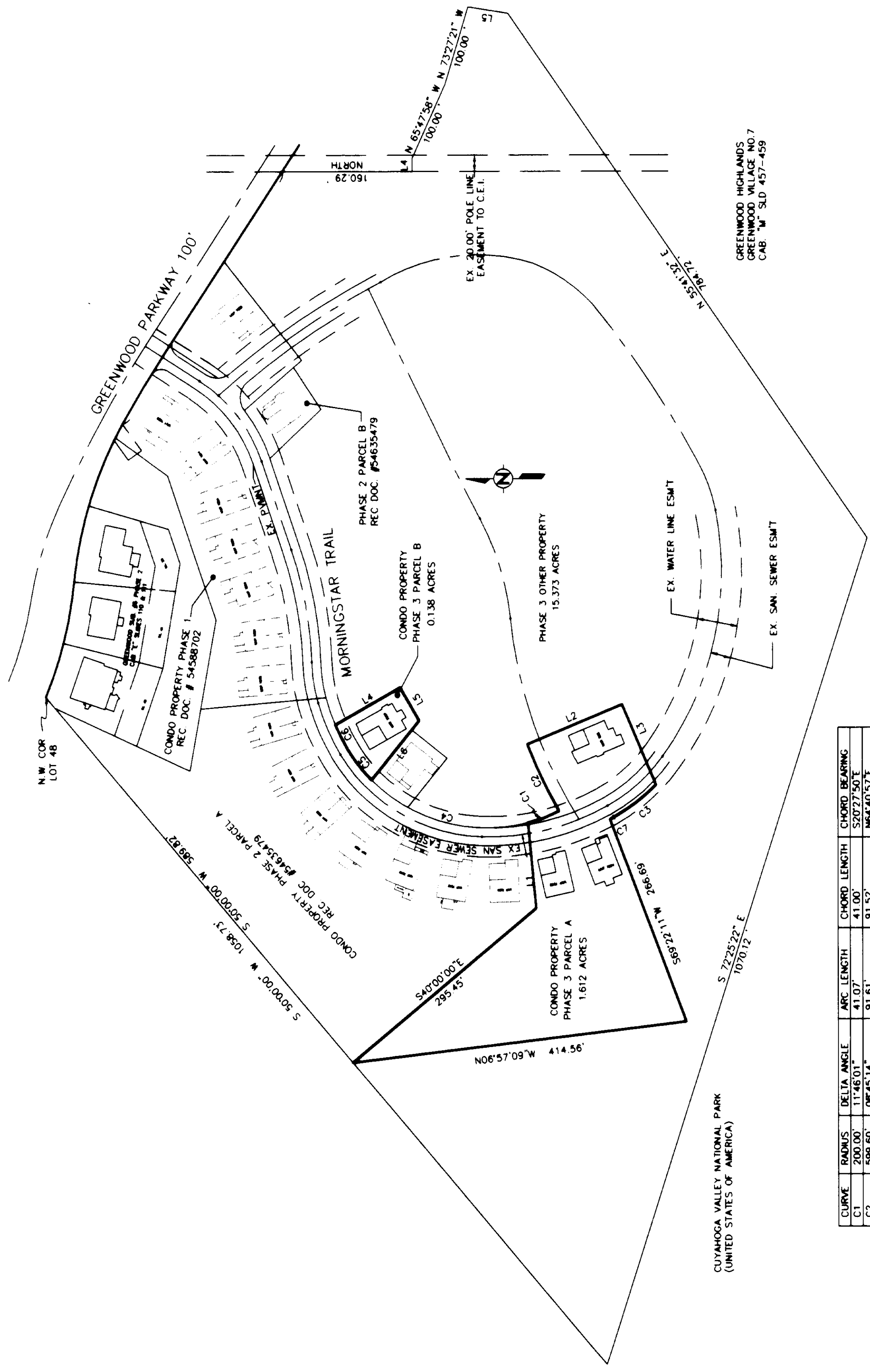




BUILDING LOCATION  
 PLAT PHASE 3

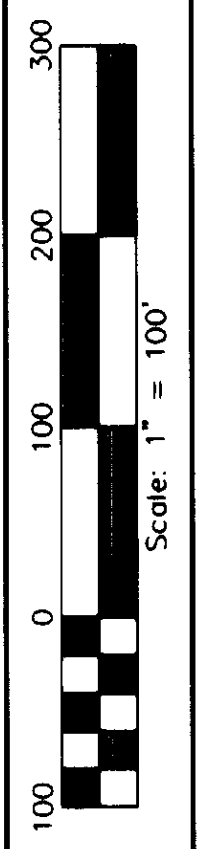
REVISIONS

DESIGNED BY: T.L.K.  
 DATE: 3/11/02  
 APPROVED BY:  
 PROJ. NO. 01133  
 DWG. NO.: C-00133/COMB0/PHASE3



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	11°46'01"	41.07'	41.00'	S207°50'E
C2	599.60'	08°45'14"	91.61'	91.52'	N64°40'57"E
C3	227.00'	16°37'40"	65.88'	65.65'	S37°40'16"E
C4	200.00'	60°03'34"	209.65'	200.18'	N15°26'58"E
C5	200.00'	13°28'26"	47.03'	46.92'	N52°12'58"E
C6	248.52'	08°04'13"	35.01'	34.98'	N62°59'18"E
C7	313.37'	00°59'50"	5.45'	5.45'	S 28°51'31" E

LINE	BEARING	DISTANCE
L1	N84°37'07"E	106.19'
L2	S22°43'15"E	126.94'
L3	S67°16'45"W	107.56'
L4	S29°49'40"E	92.14'
L5	N60°10'20"E	47.05'
L6	N51°17'54"W	93.88'



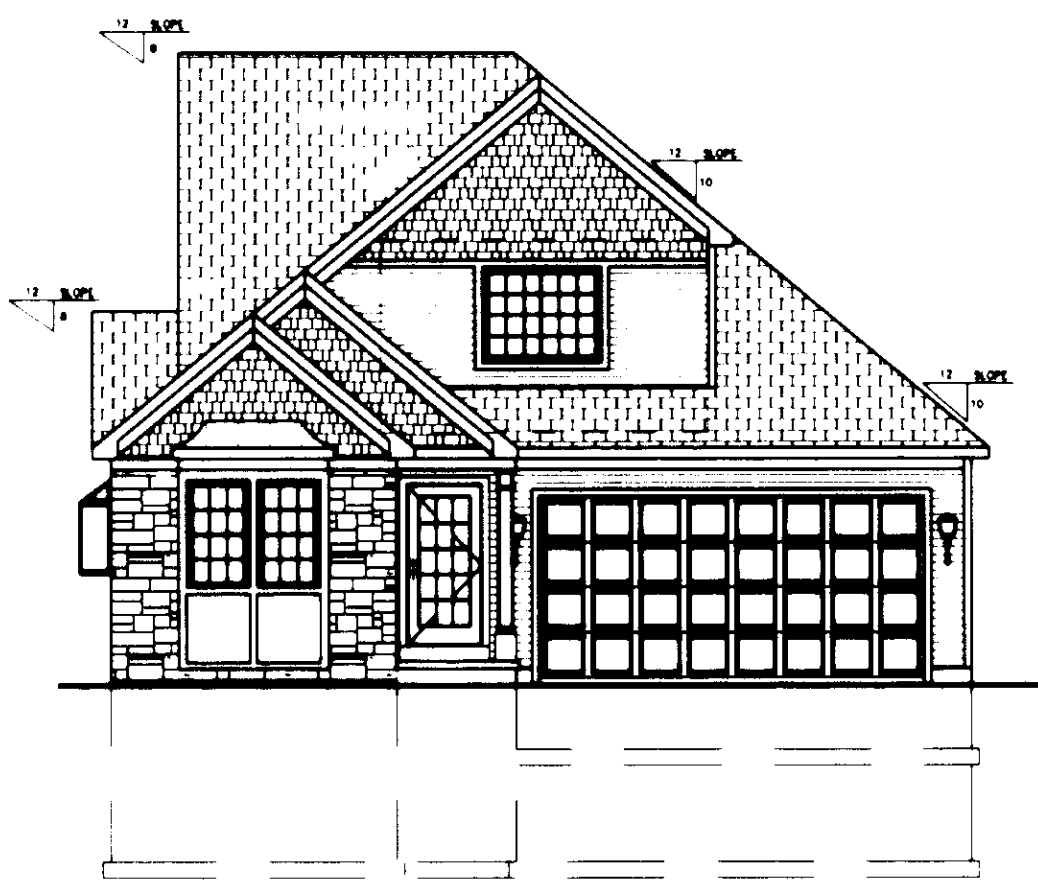
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PROPERTY PLAN  
 PLAT PHASE 3

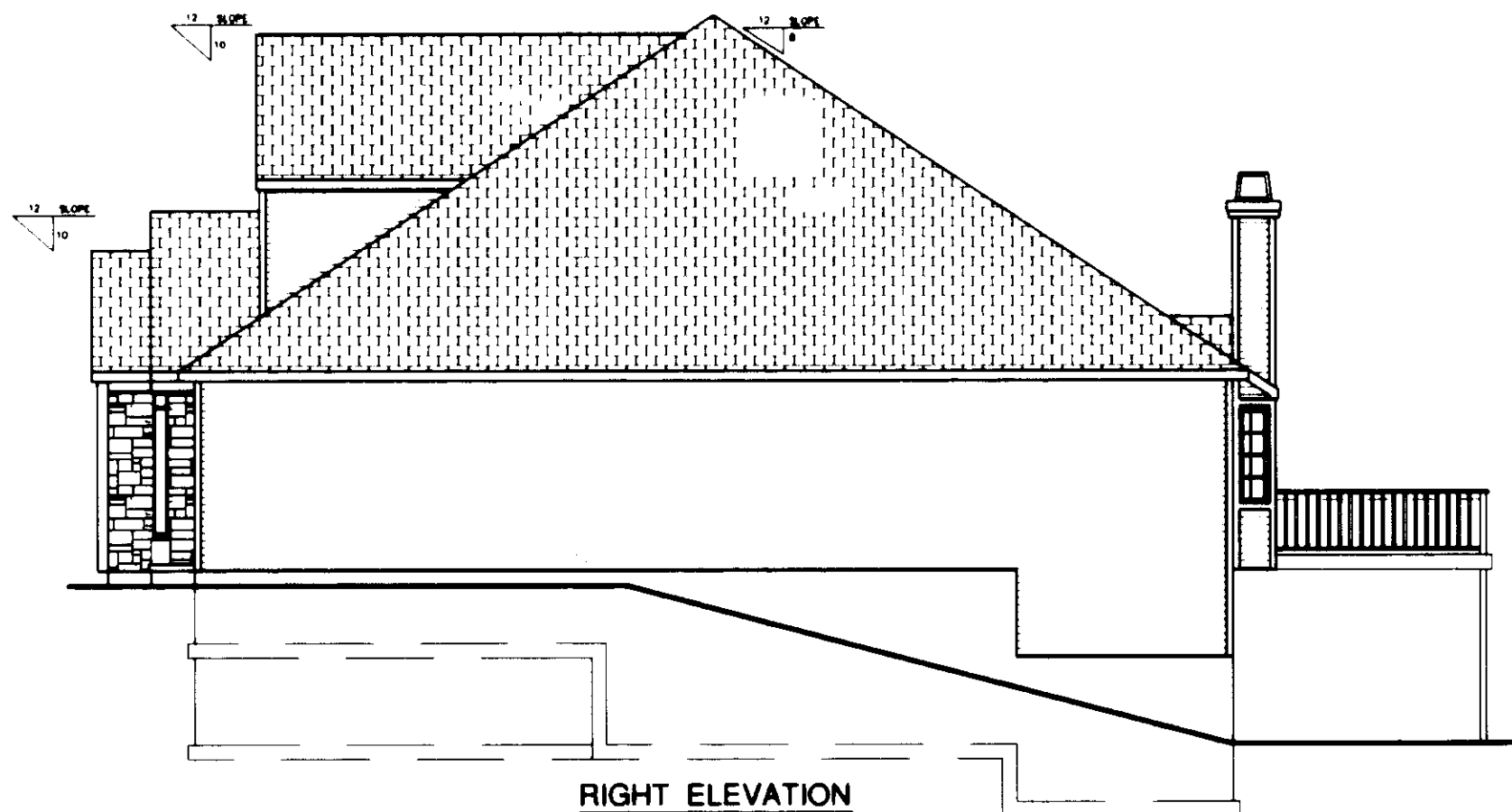
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REVISIONS

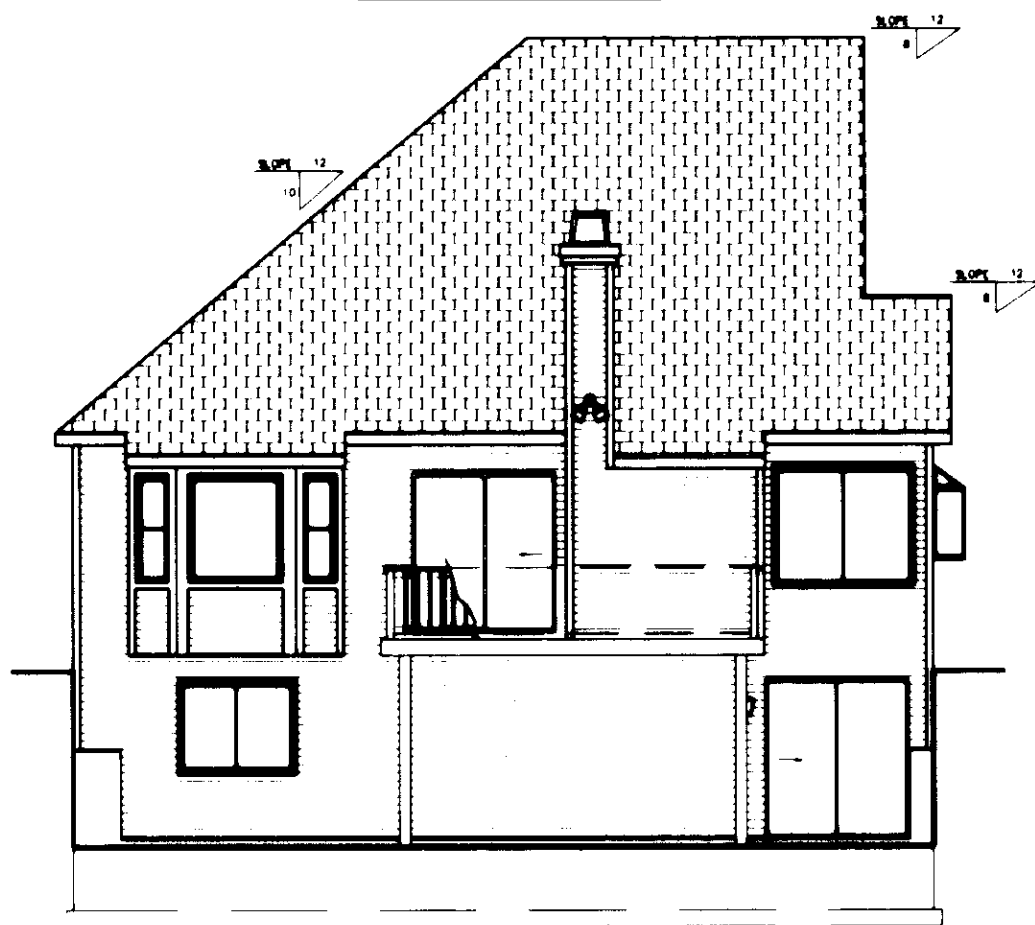
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 DATE: 3/11/02  
 DWG. NO.: C/00133/CONDO/PHASE 3  
 APPROVED BY:  
 PROJ. NO. 01133



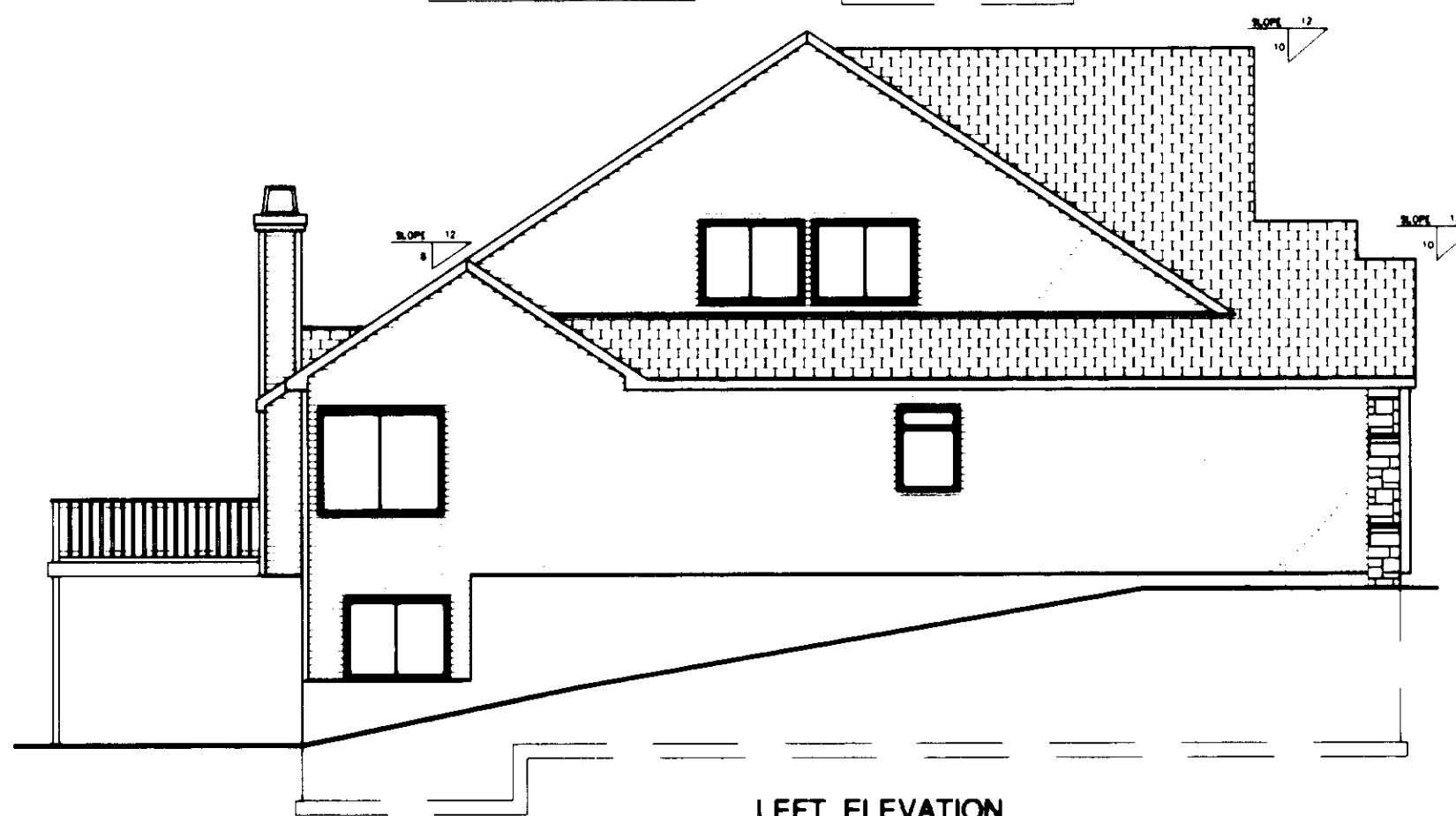
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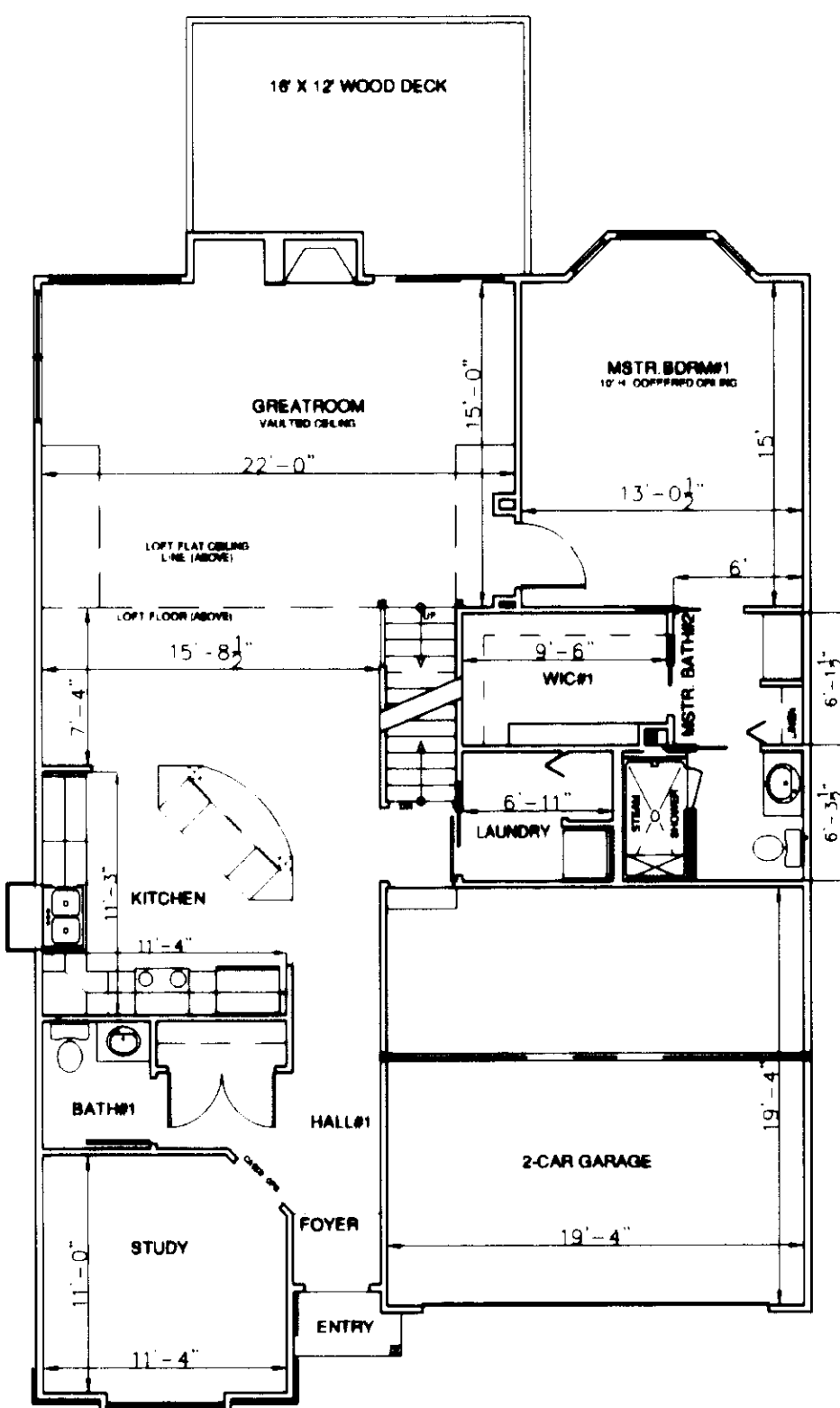
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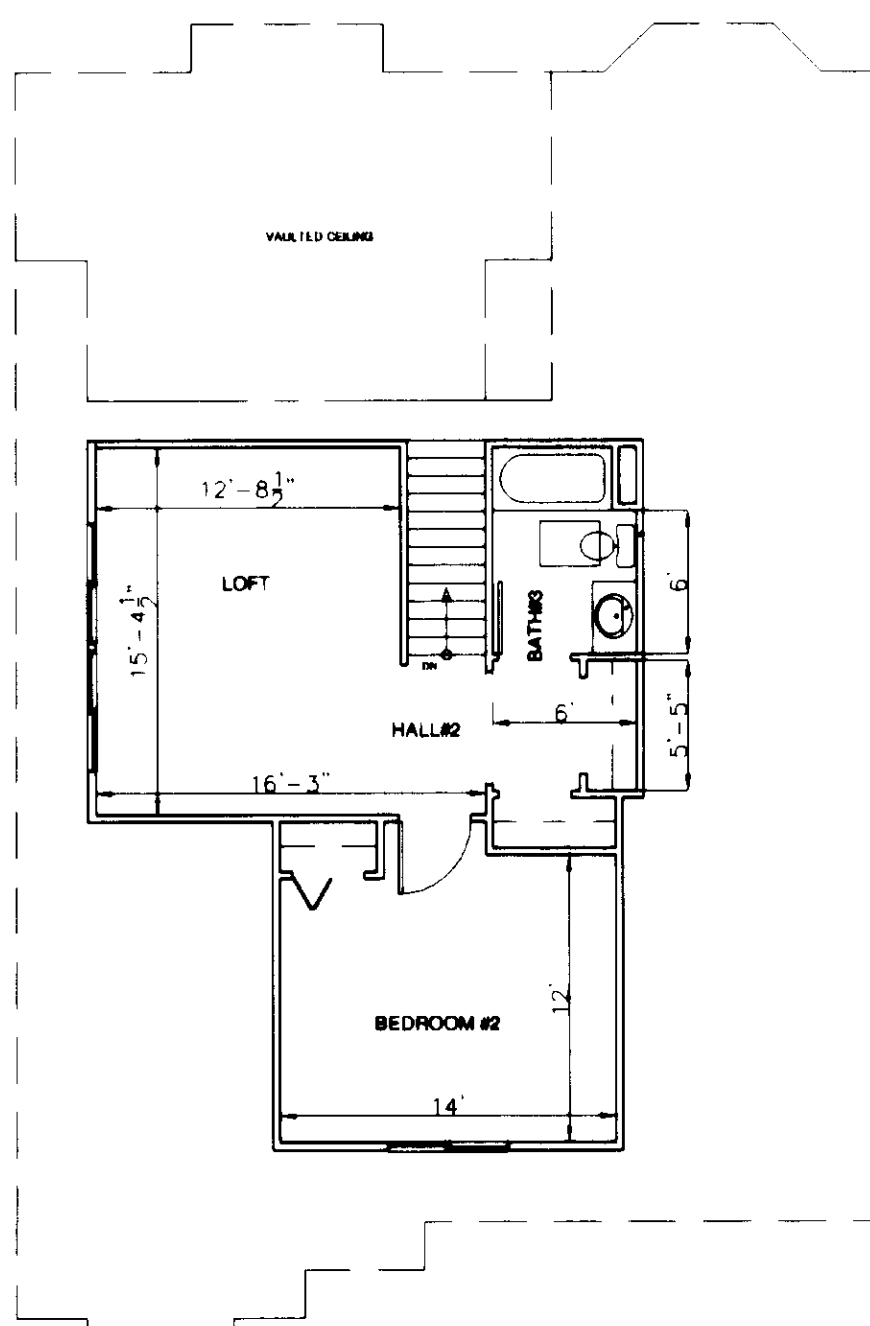
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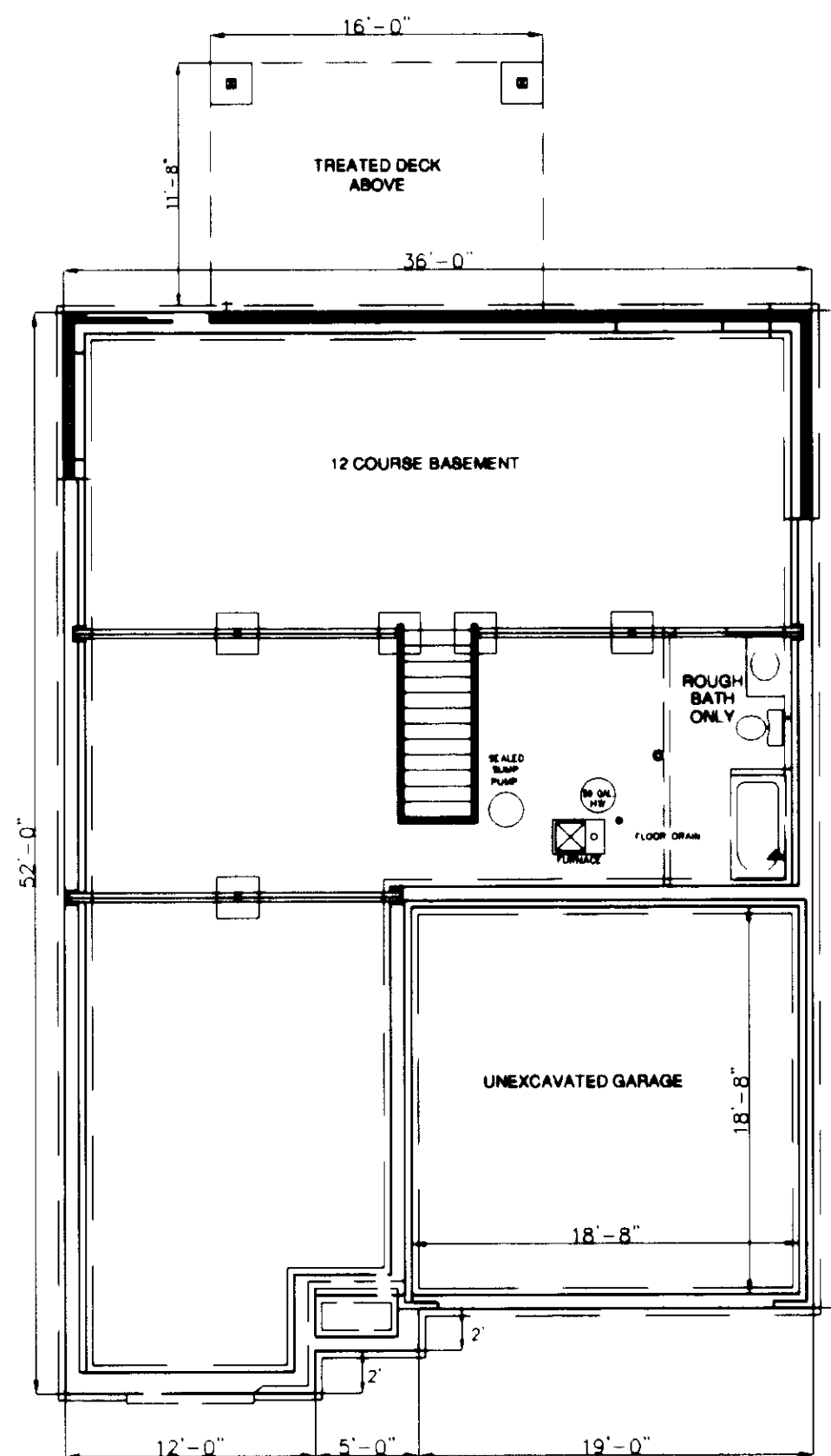
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MAIN FLOOR PLAN  
1,418 SQ. FT.



UPPER FLOOR PLAN  
539 SQ. FT.



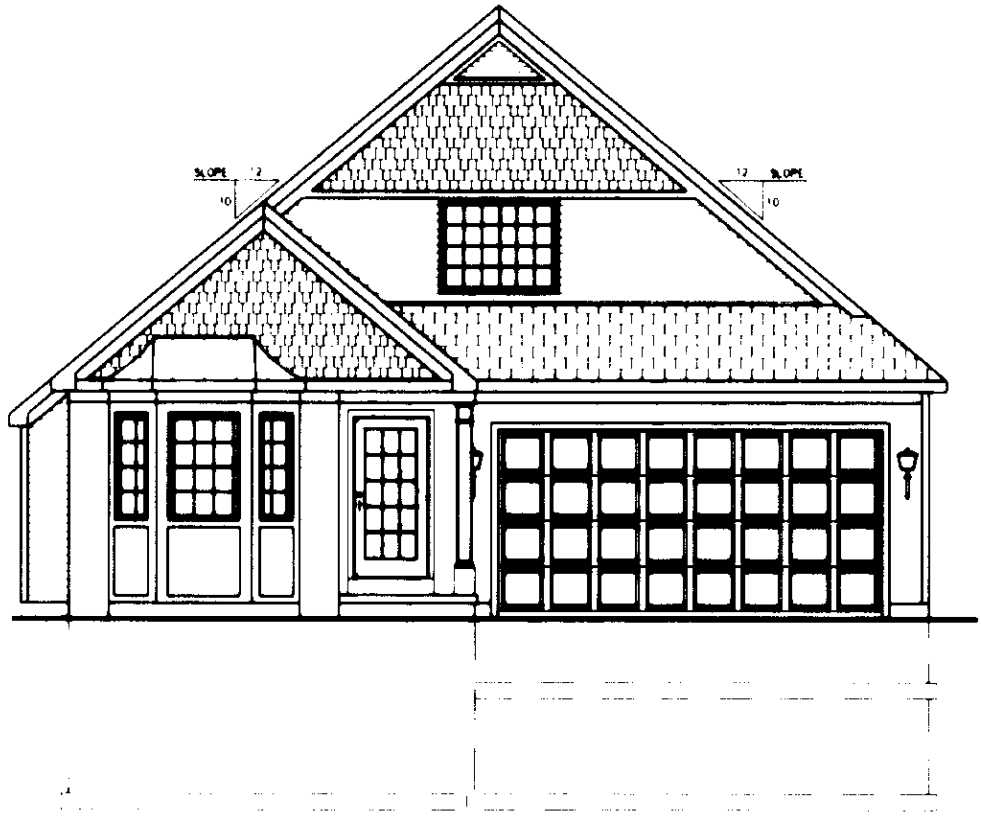
**LANDMARK Associates, Inc.**  
LAND SURVEYORS  
2104 FRONT STREET SUITE "F"  
CUYAHOGA FALLS, OHIO 44221  
330-922-0853

**GREENWOOD HIGHLANDS CONDOMINIUM ASSOC., INC.**  
7230 MORNING STAR TRAIL  
TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT, STATE OF OHIO.

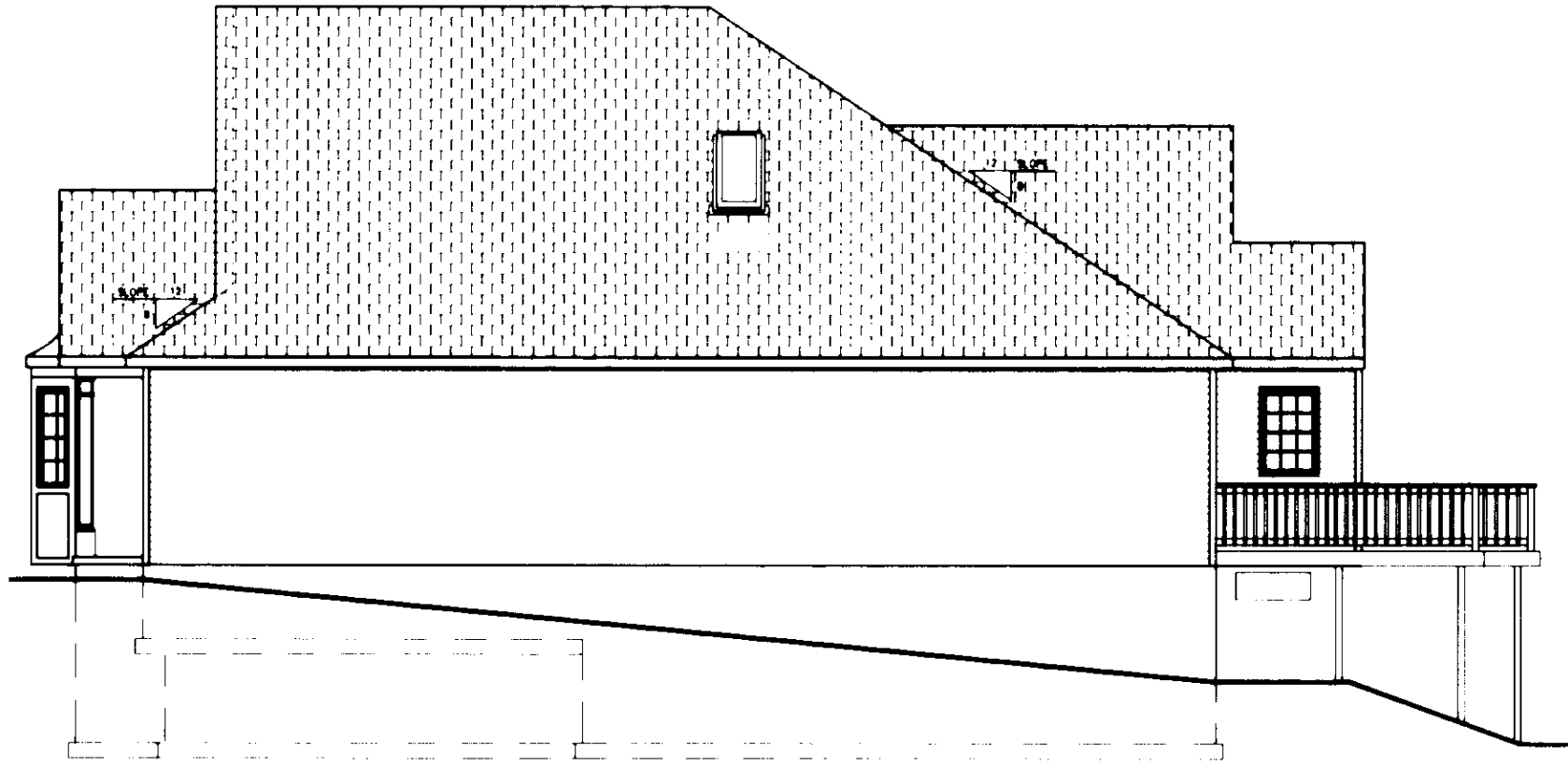
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DATE	REVISION

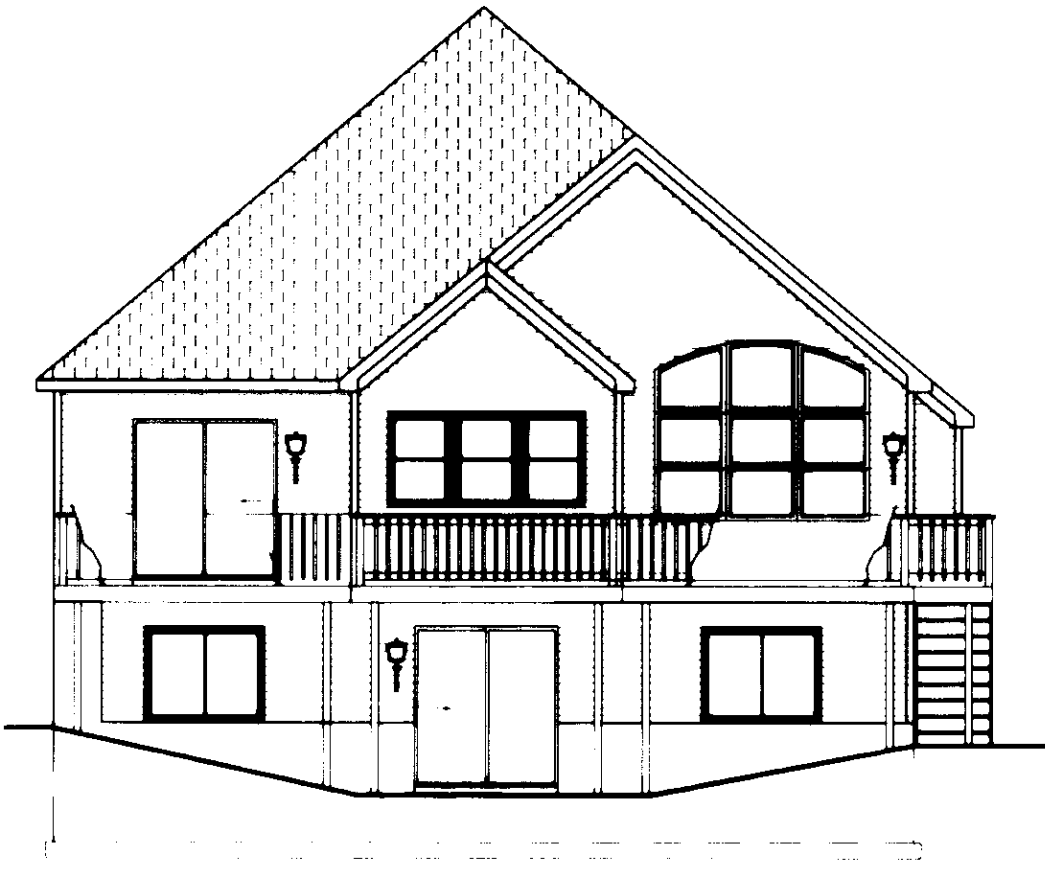
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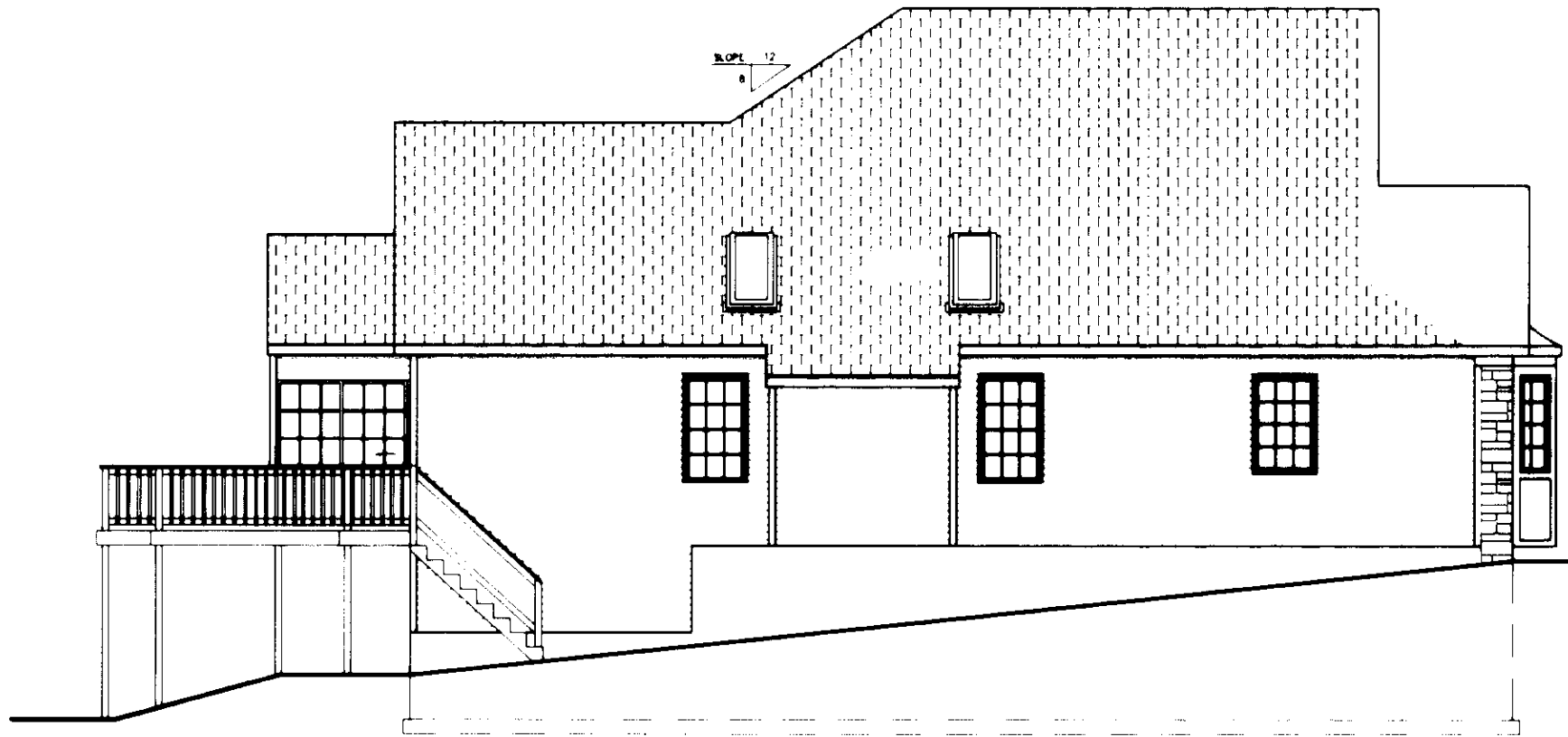
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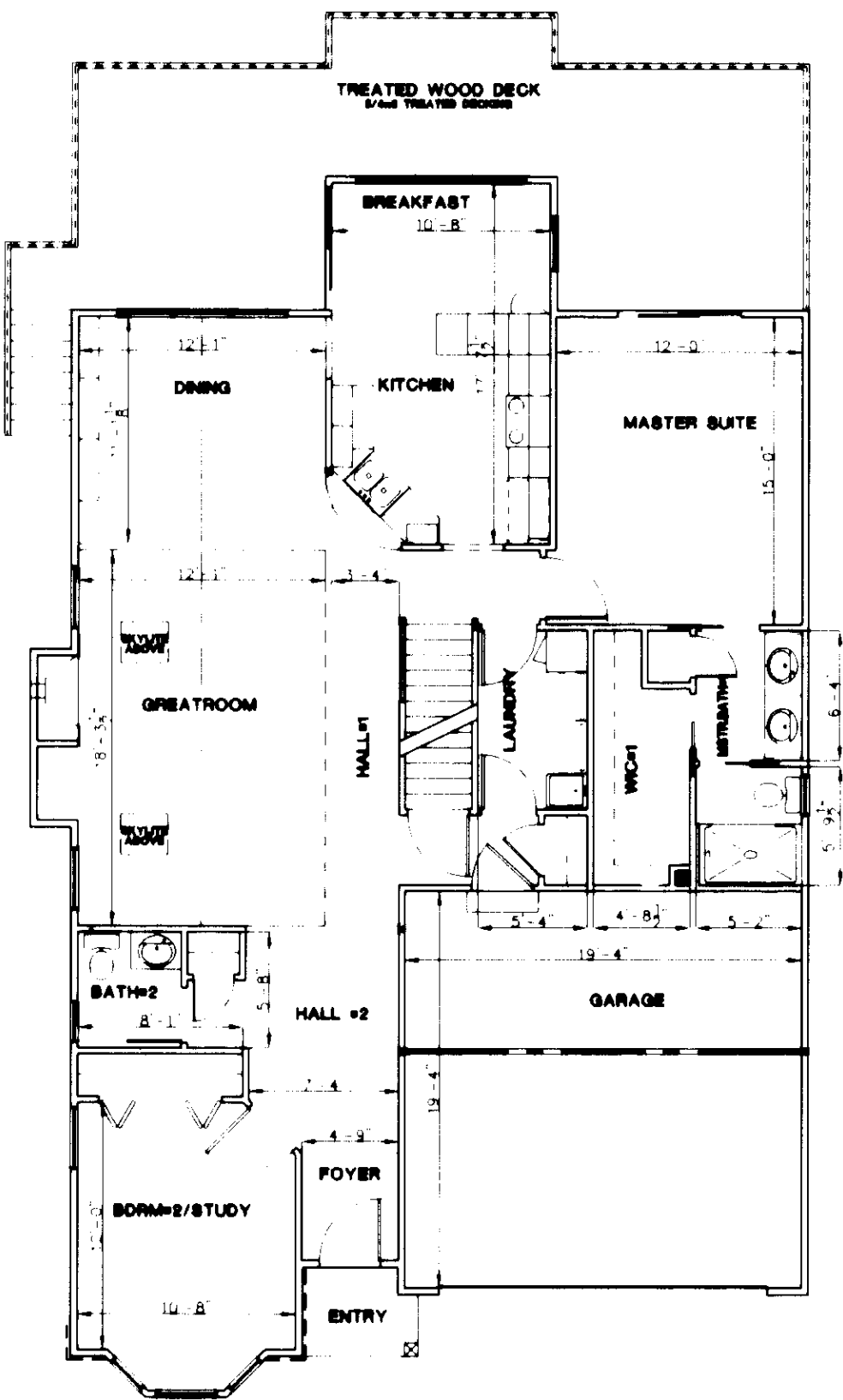
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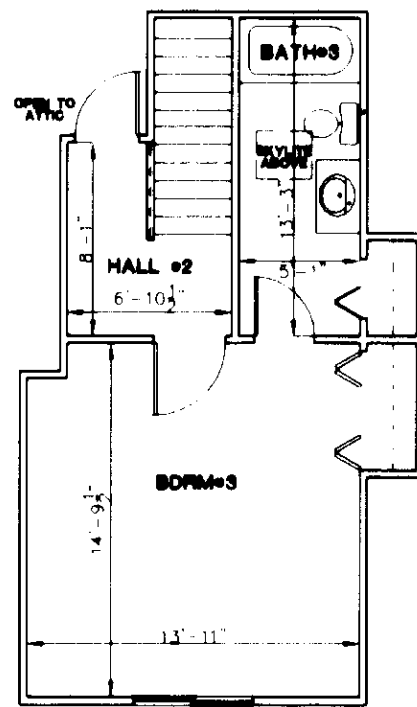
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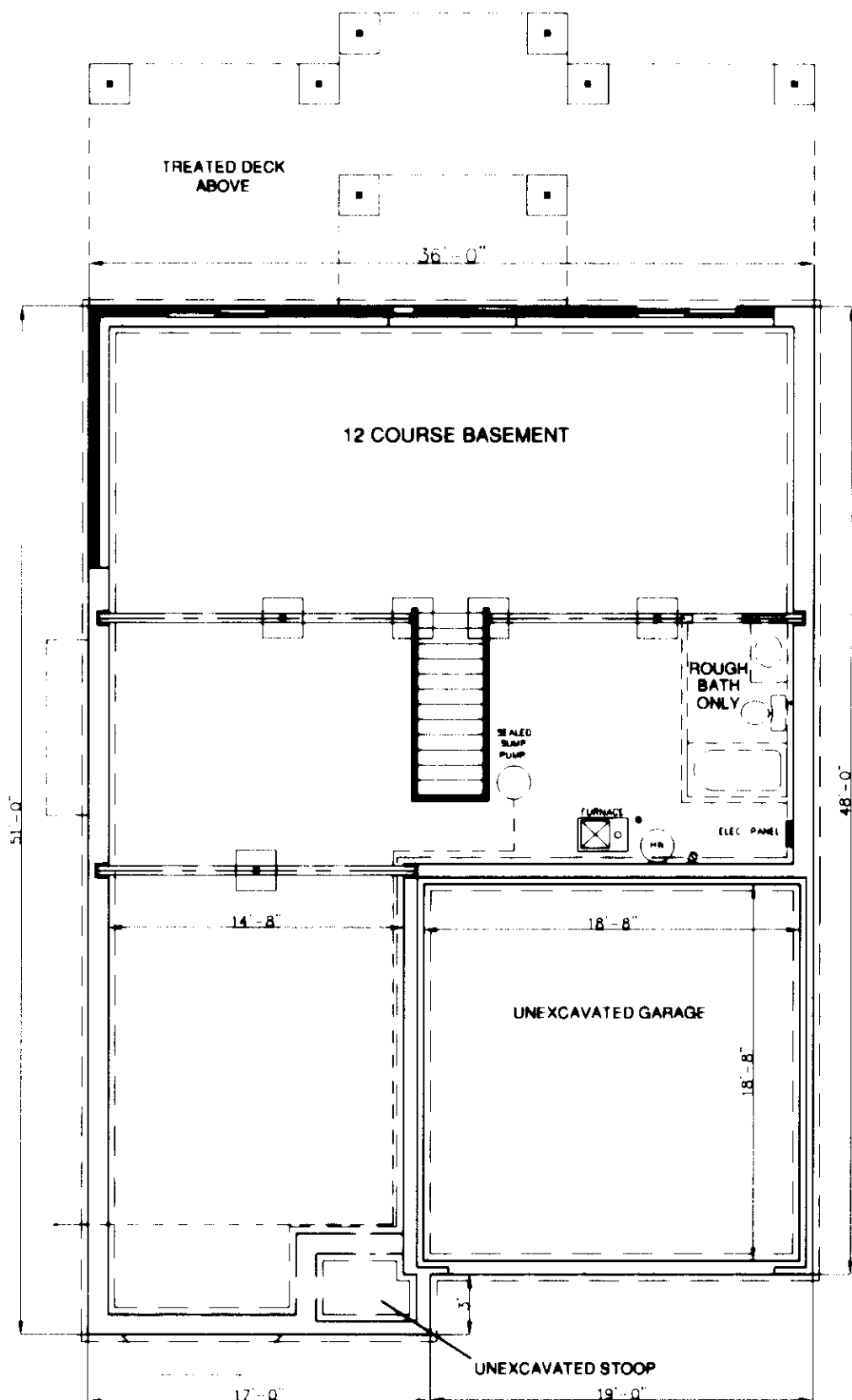
LEFT ELEVATION



MAIN FLOOR  
1,471 SQ.FT. (LIVING AREA)



UPPER FLOOR  
369 SQ.FT.



UNFINISHED BASEMENT AREA 1,223 SQ.FT.

**LANDMARK Associates, Inc.**  
LAND SURVEYORS  
2104 FRONT STREET, SUITE 101  
CUYAHOGA FALLS, OHIO 44221  
330-322-0853

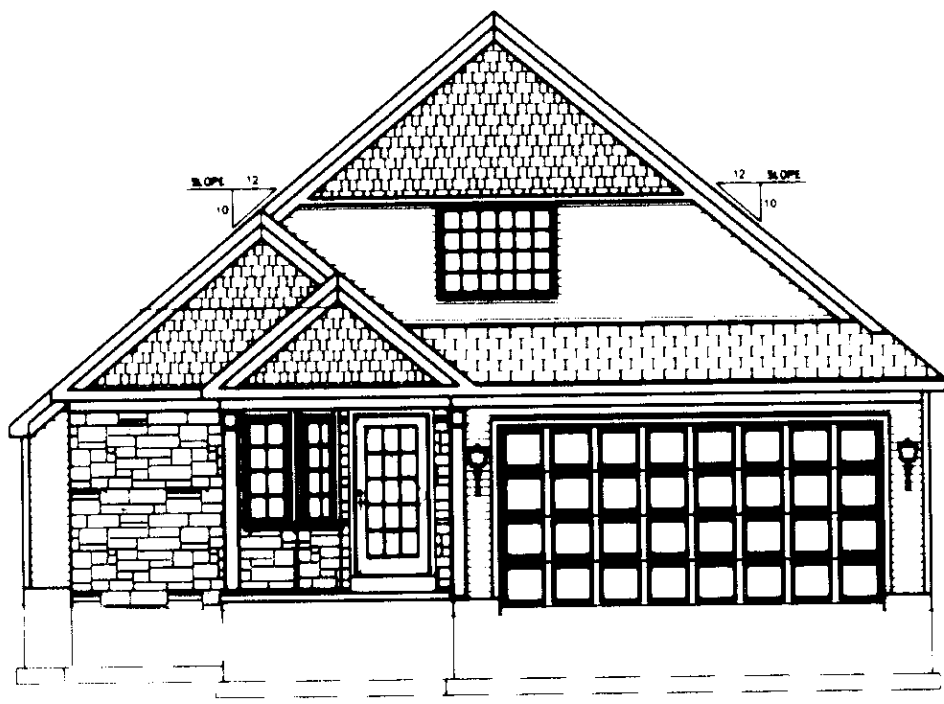
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7224 MORNING STAR TRAIL  
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DWG BY  
CHKD BY TJK

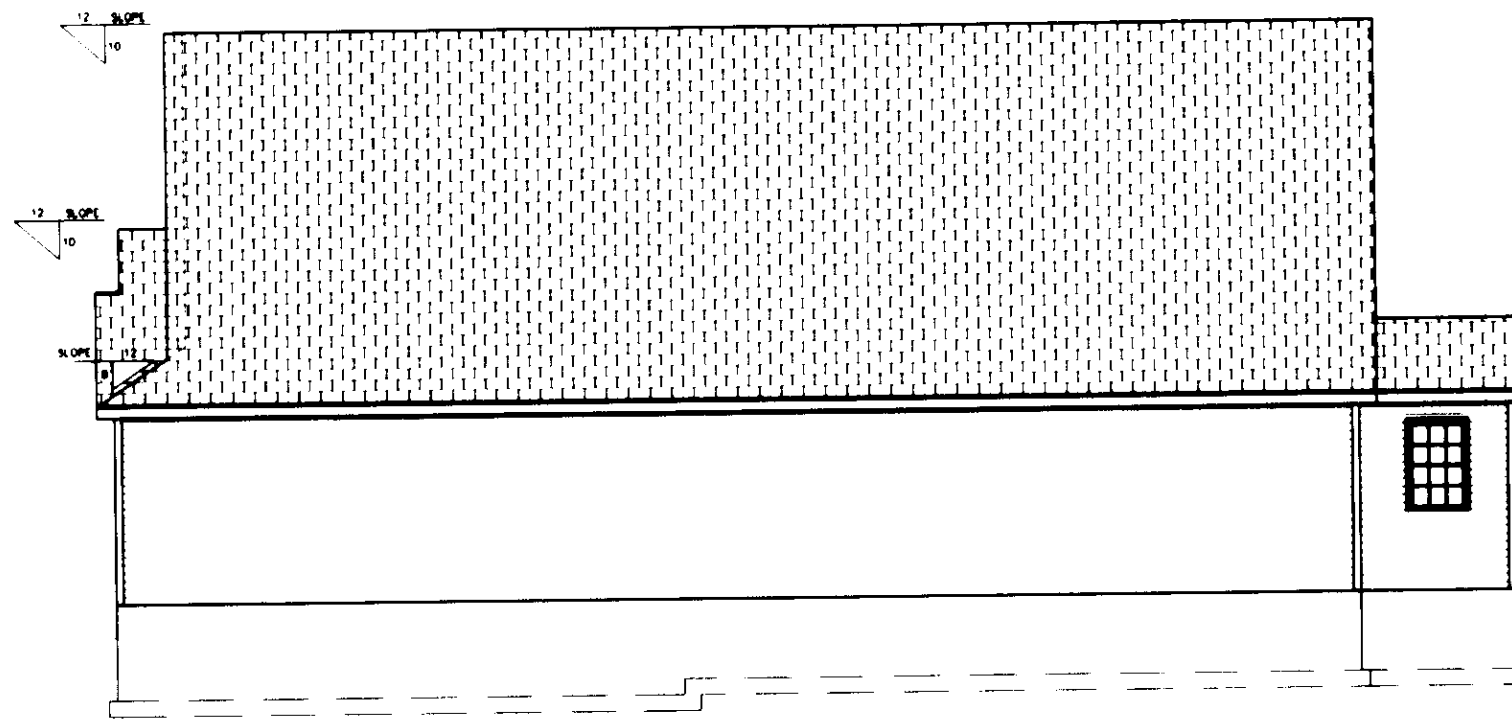
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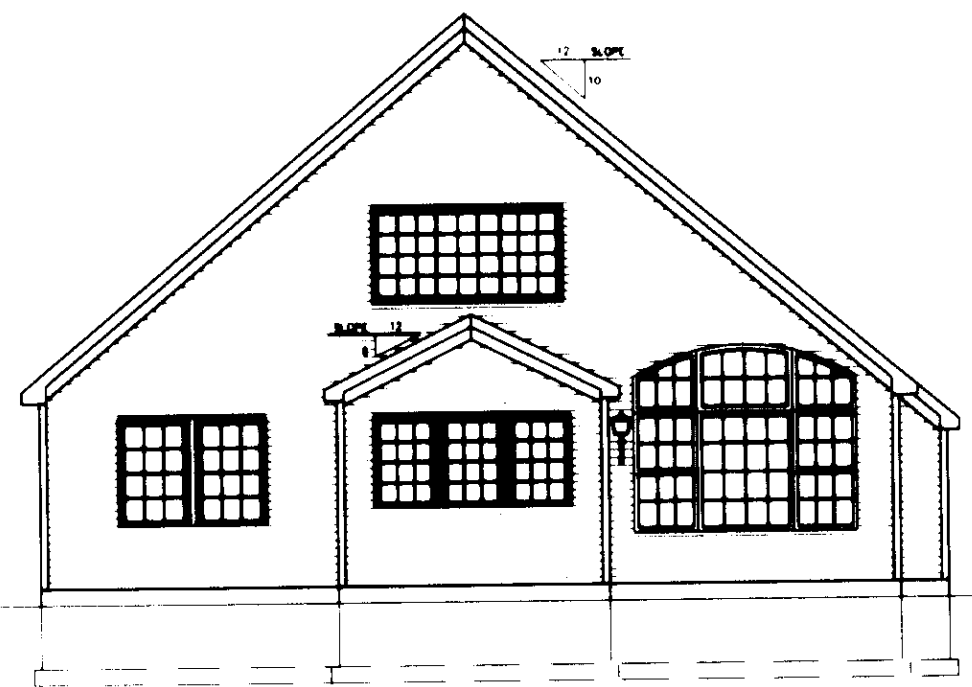
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FRANK WILLIAMS, SUMMIT CO AUDITOR



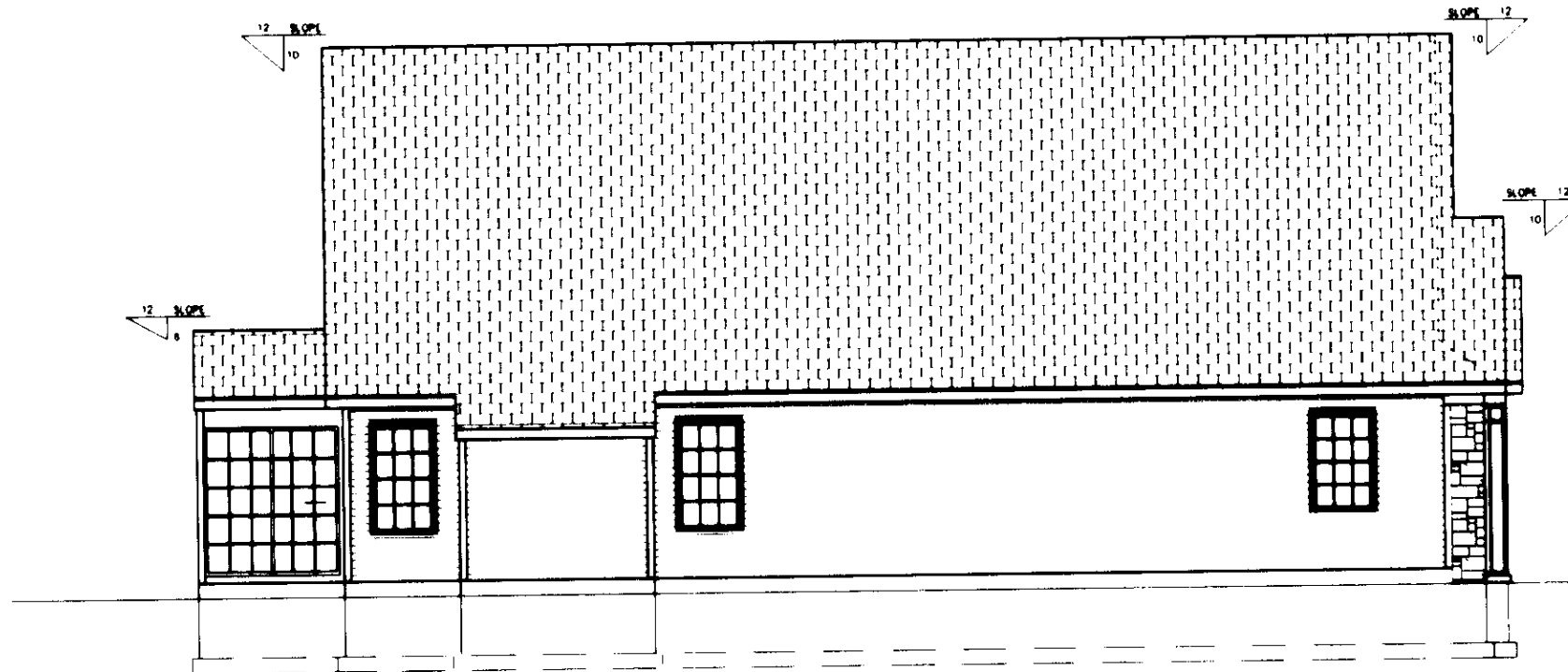
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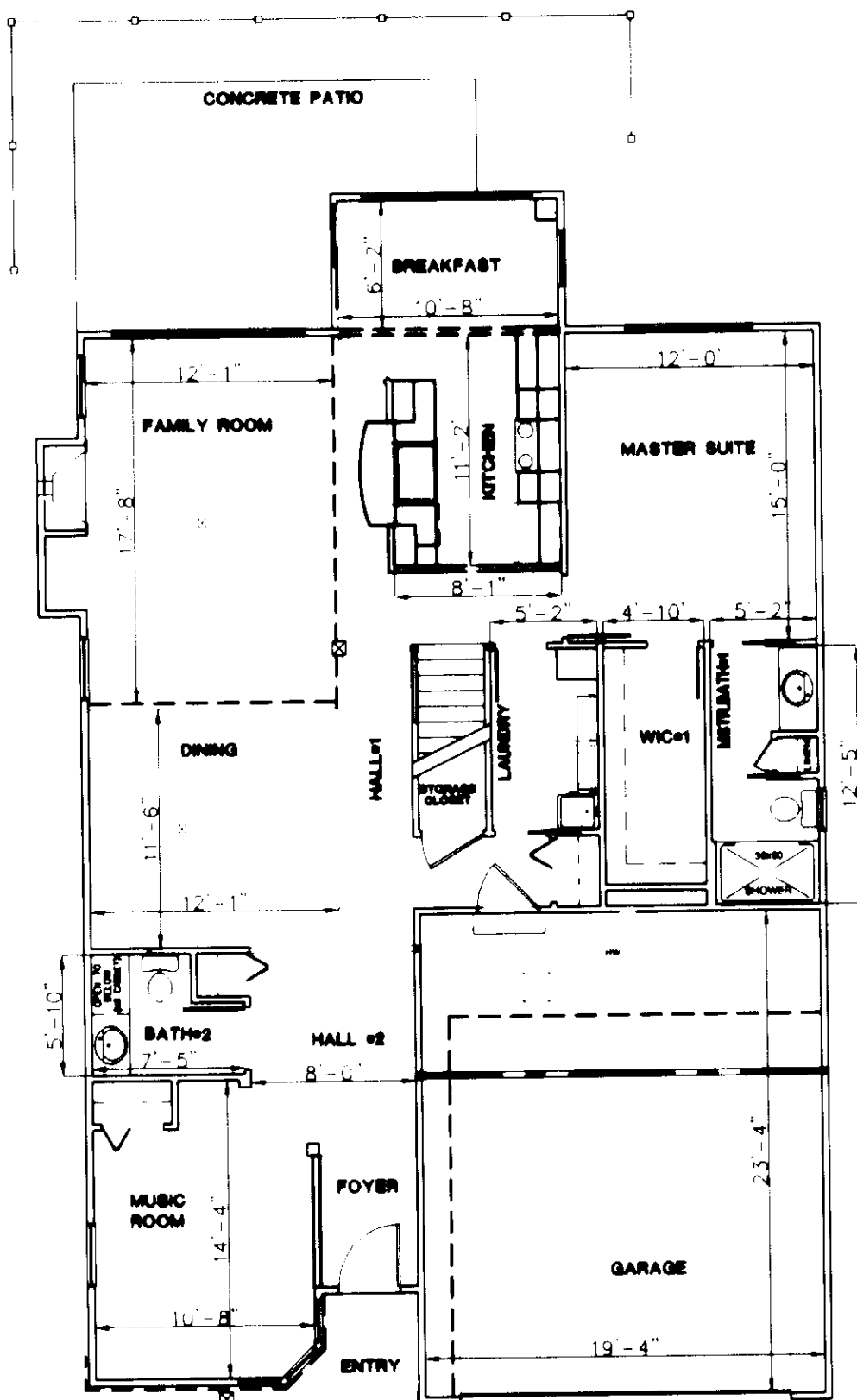
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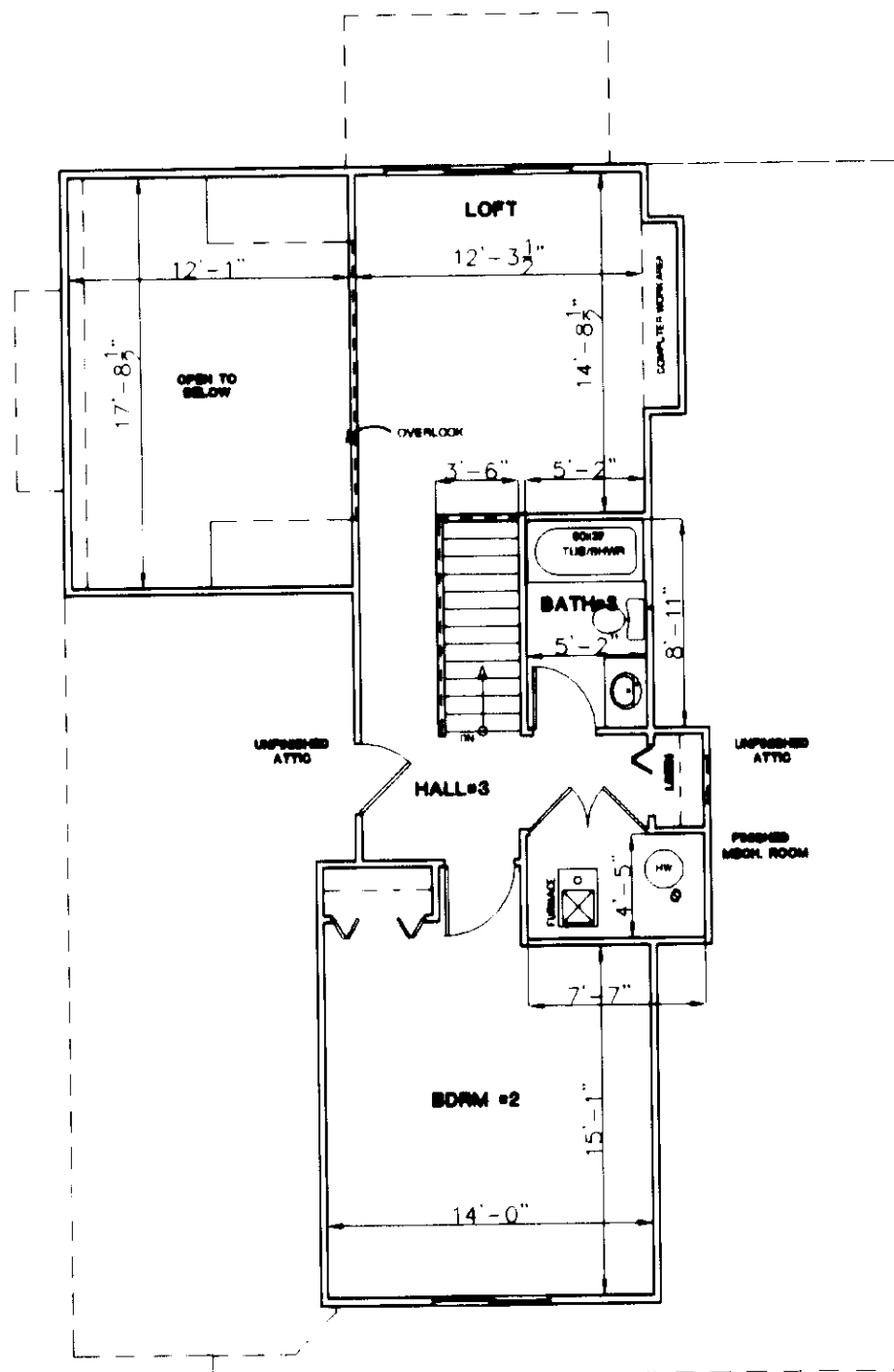
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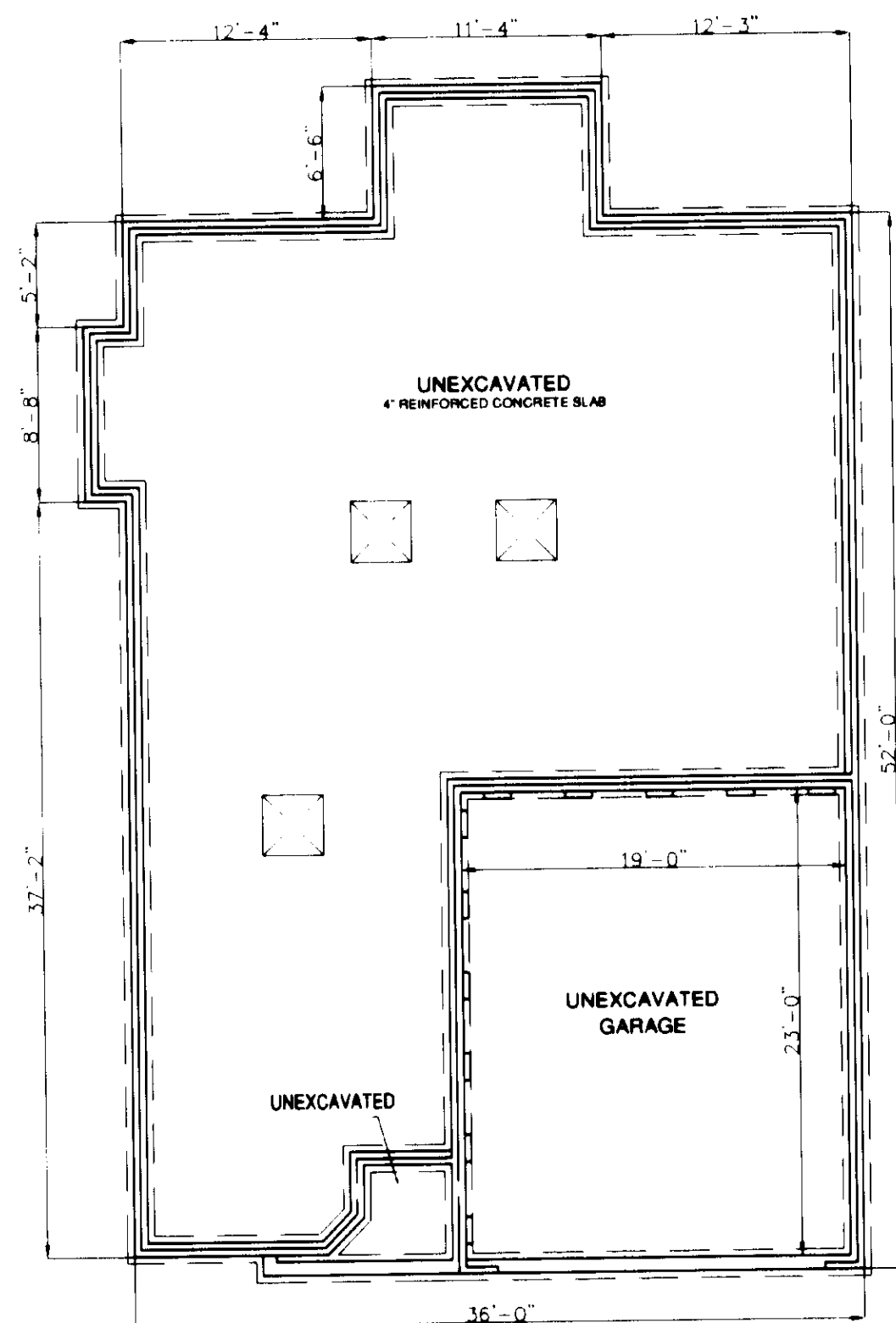
LEFT ELEVATION



MAIN FLOOR  
1,453 SQ.FT. (LIVING AREA)



UPPER FLOOR  
870 SQ.FT.



FOUNDATION

**LANDMARK Associates, Inc.**  
LAND SURVEYORS  
2104 FRONT STREET SUITE "F"  
CUYAHOGA FALLS, OHIO 44221  
330-922-0853

**GREENWOOD HIGHLANDS CONDOMINIUM ASSOC., INC.**  
7267 MORNING STAR TRAIL  
TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT, STATE OF OHIO

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CHKD BY: TJK

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		SHEET NUMBER
		3 OF 4

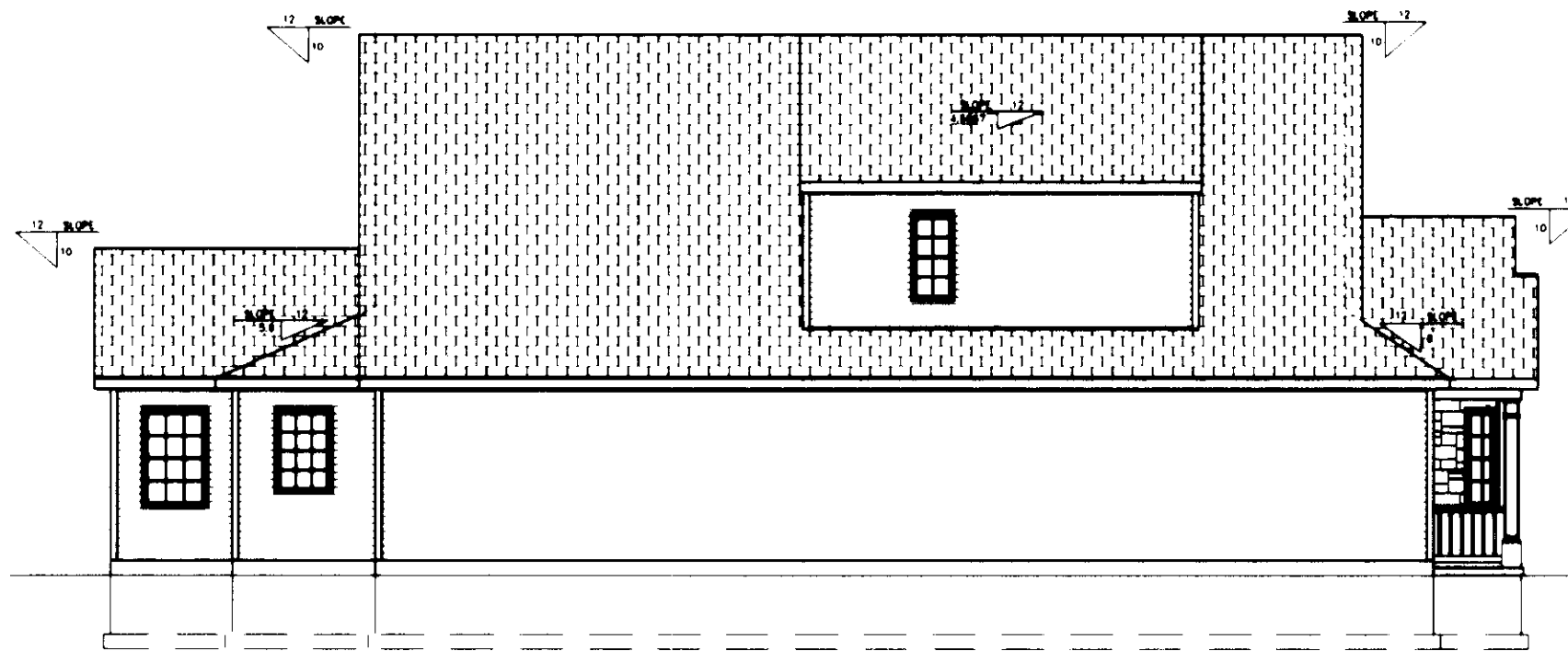


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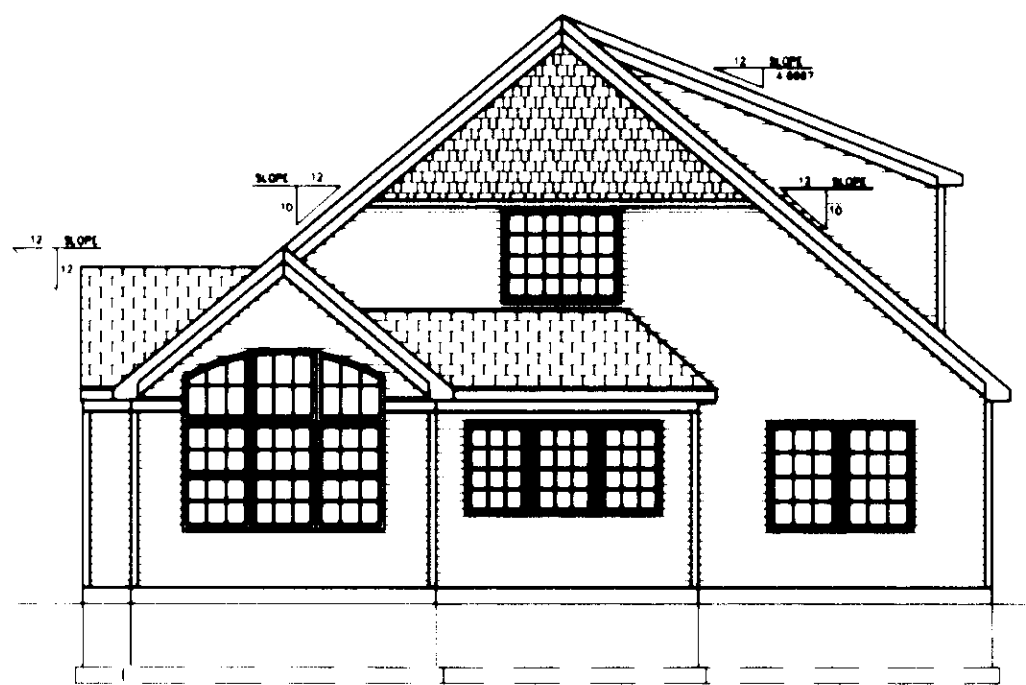
FRANK WILLIAMS, SUMMIT CO AUDITOR



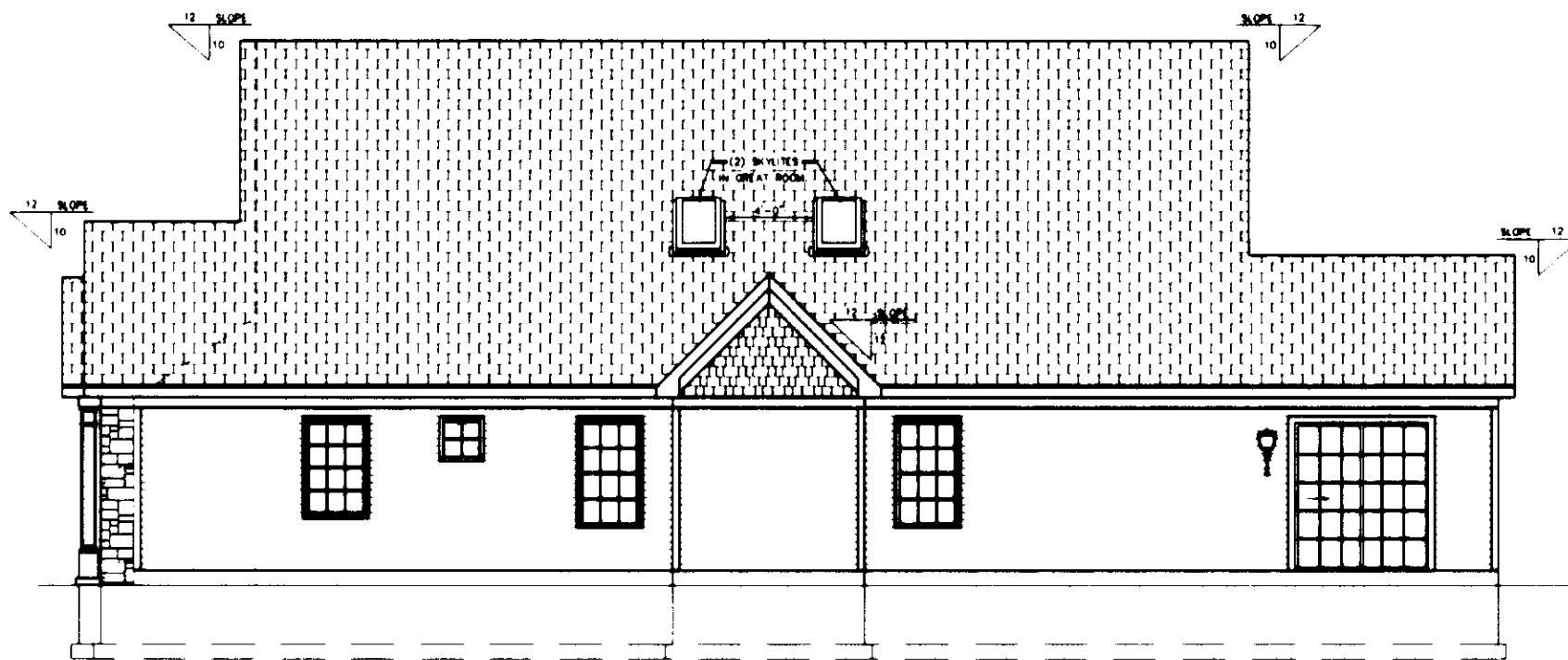
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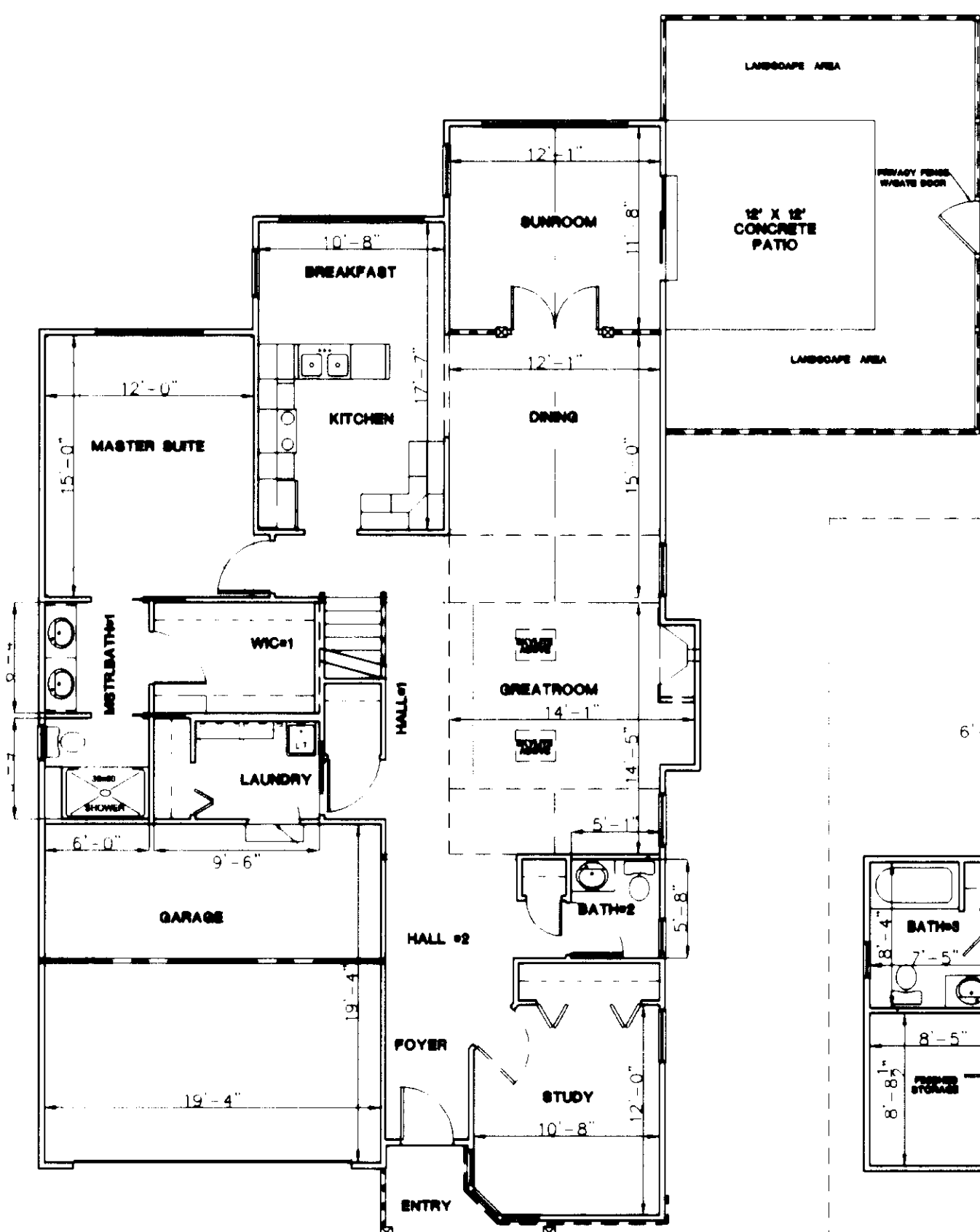
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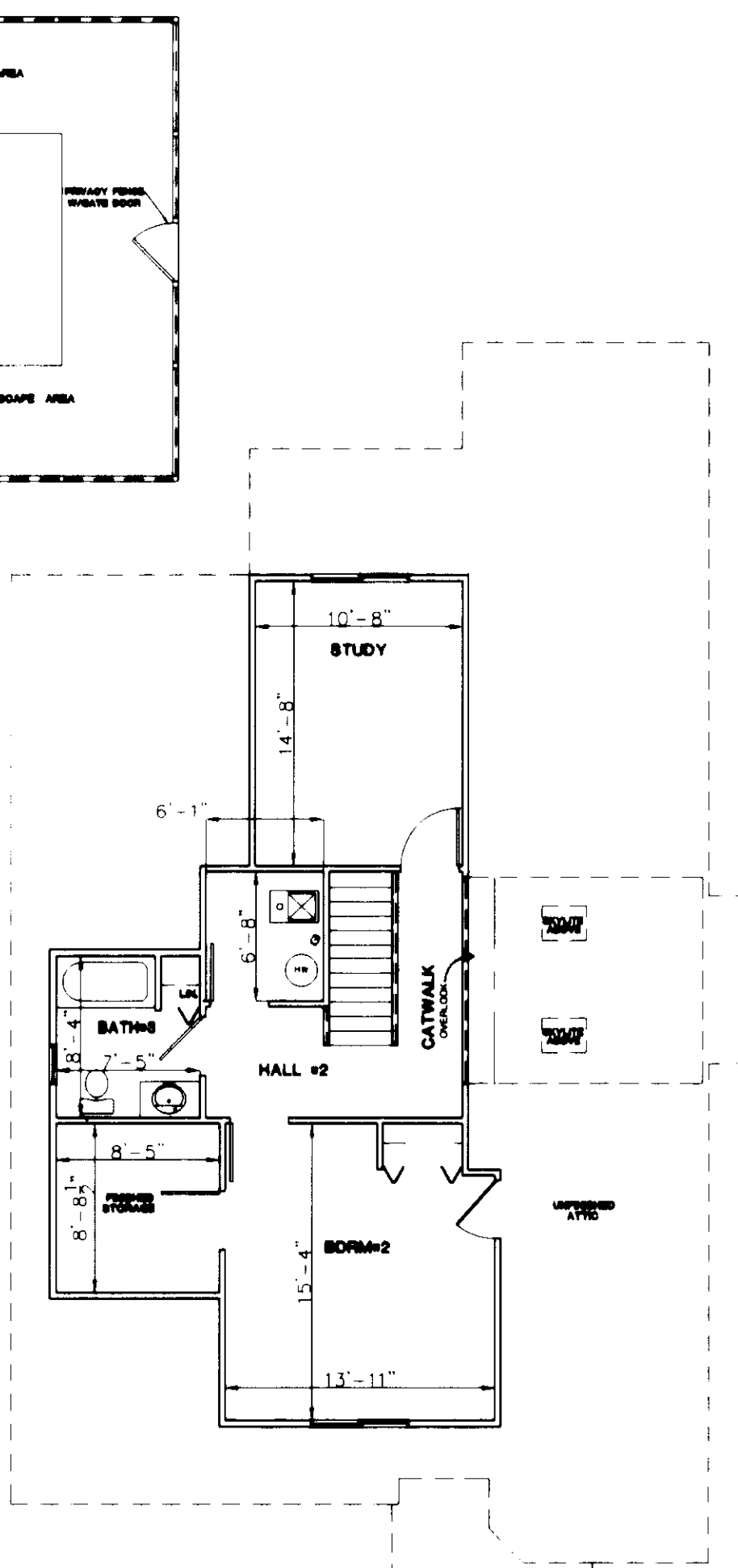
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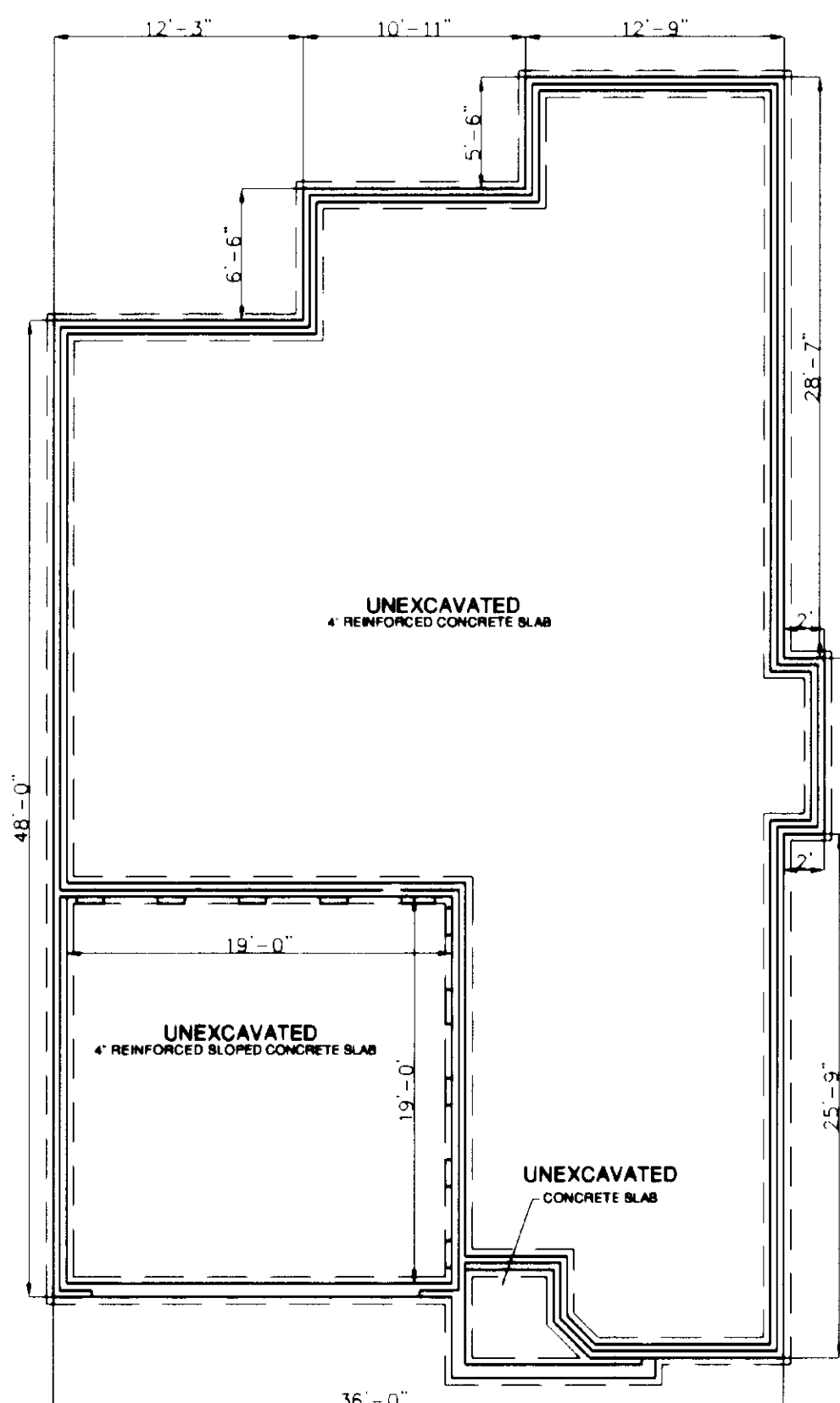
RIGHT ELEVATION



MAIN FLOOR  
1,809 SQ. FT. (LIVING AREA)



UPPER FLOOR  
687 SQ. FT.



FOUNDATION

**LANDMARK Associates, Inc.**  
LAND SURVEYORS  
2104 FRONT STREET SUITE "F"  
CUYAHOGA FALLS, OHIO 44221  
330-922-0853

**GREENWOOD HIGHLANDS CONDOMINIUM ASSOC., INC.**  
825 TIMBERLINE TRAIL  
TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT, STATE OF OHIO.

DATE 3/11/02  
SCALE 1/8" = 1'-0"  
FILE  
DWG BY:  
CHKD BY: TJK

DATE	REVISION

JOB NUMBER  
**00133**  
SHEET NUMBER  
**4 OF 4**



**54673178**  
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03/14/2002 02:29P  
CONDO 191.26

FRANK WILLIAMS, SUMMIT CO AUDITOR