

THE GREENWOOD HIGHLANDS CONDOMINIUMS
GREENWOOD VILLAGE
SAGAMORE HILLS TOWNSHIP, OHIO

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

ADDING CONDOMINIUM UNIT
NO. 7175

This will certify that copies of this Sixth 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 Fiscal Officer for Summit County, Ohio.

Dated: April 30, 2003, 2003

By: **JOHN A. DONOFRIO**
Summit County Fiscal Officer

By: Jan M Kasper
Deputy Fiscal Officer

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

Greenwood Trading Corporation hereby certifies that attached hereto is the Sixth 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 the Drawings attached thereto; that the Declaration was subsequently further amended by a Second Amendment to Declaration of Condominium Ownership ("Second Amendment to Declaration"), which Second Amendment to Declaration was filed for record on March 14, 2002 with Reception No. 54673178 of the Summit County Records together with the

JOHN A. DONOFRIO

TRANSFER NOT NECESSARY
John A. Donofrio, Fiscal Officer

4/30/03

[Signature]

4/24/03

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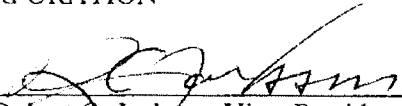
John A Donofrio, Summit Fiscal Officer

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Drawings attached thereto; that the Declaration was subsequently further amended by a Third Amendment to Declaration of Condominium Ownership ("Third Amendment to Declaration"), which Third Amendment to Declaration was filed for record on July 12, 2002 with Reception No. 54724174 of the Summit County Records together with the Drawings attached thereto; that the Declaration was subsequently further amended by a Fourth Amendment to Declaration of Condominium Ownership ("Fourth Amendment to Declaration"), which Fourth Amendment to Declaration was filed for record on October 16, 2002 with Reception No. 54765751 of the Summit County Records together with the Drawings attached thereto; that the Declaration was subsequently further amended by a Fifth Amendment to Declaration of Condominium Ownership ("Fifth Amendment"), which Fifth Amendment to Declaration was filed for record on February 27, 2003 with Reception No. 54830471 of the Summit County Records, together with the Drawings attached thereto; and that said Sixth Amendment was duly adopted by Greenwood Trading Corporation and executed by Robert O. Jackson, Vice President of Greenwood Trading Corporation.

GREENWOOD TRADING CORPORATION

By: 
Robert O. Jackson, Vice President

This Instrument prepared by:

Stuart A. Laven, Esq.
Ulmer & Berne LLP
900 Bond Court Building
1300 E. Ninth Street
Cleveland, Ohio 44114
(216) 621-8400


John A Donofrio, Summit Fiscal Officer

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

This Sixth Amendment to Declaration of Condominium Ownership for The Greenwood Highlands Condominiums ("Sixth Amendment to Declaration"), executed this 23 day of April, 2003 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 the improvements 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



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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 the 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 the improvements constructed thereon, said Declaration, together with the Drawings attached thereto, being recorded on December 17, 2001 with Reception No. 54635479 of the Summit County Records;

WHEREAS, on March 14, 2002, Grantor filed for record with the Recorder for Summit County, Ohio a Second Amendment to Declaration of Condominium Ownership ("Second Amendment to Declaration") and certain Drawings attached thereto, wherein Grantor submitted for condominium ownership under the name of The Greenwood Highlands Condominium approximately 1.750 acres of the Land and the improvements constructed thereon, said Declaration, together with the Drawings attached thereto, being recorded on March 14, 2002 with Reception No. 54673178 of the Summit County Records;

WHEREAS, on July 12, 2002, Grantor filed for record with the Recorder for Summit County, Ohio a Third Amendment to Declaration of Condominium Ownership ("Third Amendment to Declaration") and certain Drawings attached thereto, wherein Grantor submitted for condominium ownership under the name of The Greenwood Highlands Condominium approximately 2.101 acres of the Land and the improvements



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constructed thereon, and made certain other amendments to the Declaration, said Declaration, together with the Drawings attached thereto, being recorded on July 12, 2002 with Reception No. 54724174 of the Summit County Records;

WHEREAS, on October 16, 2002, Grantor filed for record with the Recorder for Summit County, Ohio a Fourth Amendment to Declaration of Condominium Ownership ("Fourth Amendment to Declaration") and certain Drawings attached thereto wherein Grantor submitted for Condominium Ownership under the name of The Greenwood Highlands Condominium approximately 0.9841 acre of the Land and the improvements constructed thereon, and made certain other amendments to the Declaration, said Declaration, together with the Drawings attached thereto, being recorded on October 16, 2002 with Reception No. 54765751 of the Summit County Records;

WHEREAS, on February 27, 2003, Grantor filed for record with the Recorder for Summit County, Ohio a Fifth Amendment to Declaration of Condominium Ownership ("Fifth Amendment to Declaration") and certain Drawings attached thereto wherein Grantor submitted for Condominium Ownership under the name of The Greenwood Highlands Condominium approximately 0.5069 acre of the Land and the improvements constructed thereon, and made certain other amendments to the Declaration, said Declaration, together with the Drawings attached thereto, being recorded on February 27, 2003 with Reception No. 54830471 of the Summit County Records;

WHEREAS, Grantor desires to submit an additional 0.1877 acre 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



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WHEREAS, Grantor desires to make certain amendments to the Declaration and Drawings in connection therewith;

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 0.1877 acre of additional land (the "Phase 7 Land") which is more accurately described below:

0.1877 Acre Parcel

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 Count Records, Thence S50°00'00"W, 589.82 feet to a point; Thence S 06°57'09" E, 414.56 feet to a point; Thence N 69°22'11" E, 266.69 feet to a point on the arc of a non-tangent curve; Thence on the arc of a curve to the left having a radius of 313.37 feet, a central angle of 00°59'50", a chord length of 5.45 feet, a chord bearing of N 28°51'31" W, an arc length of 5.45 feet to a point of compound curvature; Thence on the arc of a curve to the left having a radius of 227.00 feet, a central angle of 16°37'40", a chord length of 65.65 feet, a chord bearing of N 37°40'16" W, an arc length of 65.88 feet to a point of non-tangency; Thence N 67°16'45" E, 135.55 feet to a point; Thence S 68°26'50" E, 52.37 feet to a point; Thence N 65°16'20" E, 102.10 feet to a point and the true place of beginning;

1. Thence , N 65°16'20" E, 26.95 feet to a point;
2. Thence , N 62°51'11" E, 29.67 feet to a point;
3. Thence , S 08°32'04" E, 159.88 feet to a point on the arc of a non-tangent curve;
4. Thence on the arc of a curve to the right having a radius of 195.00 feet, a central angle of 01°31'46", a chord length of 5.20 feet, a chord bearing of S78°05'16" W, an arc length of 5.20 feet to a point of compound curvature,
5. Thence on the arc of a curve to the right having a radius of 376.23 feet, a central angle of 07°26'20", a chord length of 48.81 feet, a chord bearing of S82°34'19" W, an arc length of 48.85 feet to a point of non-tangency,

6. Thence, N 08°32'04" W, 142.26 feet to a point and the true place of beginning;

The above described parcel contains 0.1877 acres as determined by Thomas J. King Jr. P.S. #7503 of LANDMARK Associates, Inc. of Cuyahoga Falls, Ohio in April of 2003.

As a result of the inclusion of the Phase 7 Land in Parcel No. 1, Parcel No. 1 now consists of a total of 10.1727 acres of land.

2. Paragraph 1.A.(ii), which sets forth the legal description of Parcel No. 2, is hereby amended to delete there from the Phase 7 Land. As a result, Parcel No. 2 now consists of 9.9573 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 therefore:

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	Address	Ownership Percentage
7320	7320 Morning Star Trail	2.61%
7314	7314 Morning Star Trail	2.72%
7304	7304 Morning Star Trail	2.34%
7298	7298 Morning Star Trail	2.90%
7292	7292 Morning Star Trail	2.90%
7284	7284 Morning Star Trail	2.96%
7278	7278 Morning Star Trail	2.97%
7086	7086 Morning Star Trail	2.24%
7272	7272 Morning Star Trail	3.06%
7266	7266 Morning Star Trail	3.11%



Unit Number	Address	Ownership Percentage
7260	7260 Morning Star Trail	2.95%
7254	7254 Morning Star Trail	2.73%
7248	7248 Morning Star Trail	3.18%
7242	7242 Morning Star Trail	2.86%
7236	7236 Morning Star Trail	2.77%
7313	7313 Morning Star Trail	1.91%
7255	7255 Morning Star Trail	2.92%
7230	7230 Morning Star Trail	2.93%
7224	7224 Morning Star Trail	2.79%
7267	7267 Morning Star Trail	2.42%
825	825 Timberline Trail	2.66%
7218	7218 Morning Star Trail	3.27%
7206	7206 Morning Star Trail	3.26%
7307	7307 Morning Star Trail	2.15%
7301	7301 Morning Star Trail	2.38%
7295	7295 Morning Star Trial	2.57%
7289	7289 Morning Star Trial	2.19%
7283	7283 Morning Star Trial	1.57%
7277	7277 Morning Star Trial	1.61%
791	791 Timberline Trail	2.17%
7158	7158 Morning Star Trail	3.07%
7199	7199 Morning Star Trail	1.57%
828	828 Timberline Trail	2.41%
797	797 Timberline Trail	3.09%
7200	7200 Morning Star Trail	3.02%
7194	7194 Morning Star Trail	2.51%
803	803 Timberline Trail	2.40%
7175	7175 Morning Star Trail	2.83%



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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 Sixth 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 Sixth Amendment to Declaration, all the terms and provisions of the Declaration, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Greenwood Trading Corporation has caused this instrument to be executed by its Vice President this 23 day of April, 2003.

Signed and Acknowledged
in the presence of:

**GREENWOOD TRADING
CORPORATION ("Grantor")**

Helen E. Schmelter
HELEN E. SCHMELTER
Laura L. Koho
LAURA L. KOHO

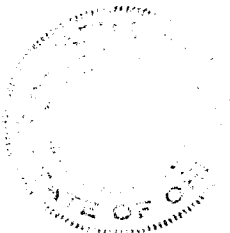
By: [Signature]
Vice President



STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said State and County, personally appeared the above-named Greenwood Trading Corporation, an Ohio corporation, by Robert O. Jackson, its Vice President, who acknowledged that he 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 him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Twinsburg, Ohio, this 23rd day of April, 2003.



Roger J. Pivonka

Notary Public

ROGER J. PIVONKA
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 2, 2008

This instrument prepared by:

Stuart A. Laven, Esq.
Ulmer & Berne LLP
Penton Media Building
1300 E. 9th Street, Suite 900
Cleveland, OH 44114-1583

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John A Donofrio, Summit Fiscal Officer

**GREENWOOD HIGHLANDS CONDOMINIUMS
PLAT FOR
CONDOMINIUMS**

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

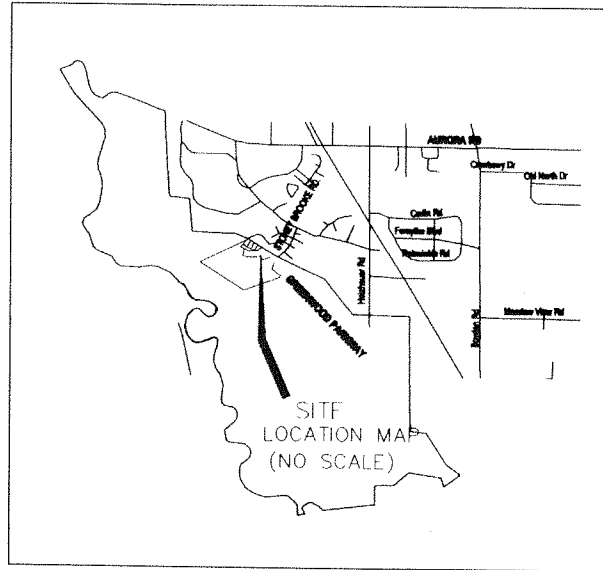
PHASE 7
FEBRUARY 2003

SHEET INDEX

- 1 TITLE
- 2 BUILDING LOCATION PLAN, UNITS 7175
- 4 PROPERTY PLAT

DEDICATED UNIT 7175

CONDO PROPERTY.....10.174 ACRES
 OTHER PROPERTY.....9.956 ACRES



JOHN A. DONOFFRIO
John A. Donoffrio
By Order of Summit Fiscal Officer
 Plat Approved By
 GIS

HS/26 1-25-03
R. J. H. BAUGH



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. *4/23/03*
 THOMAS J. KING JR., P.S. #7503 DATE



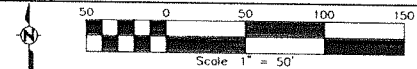
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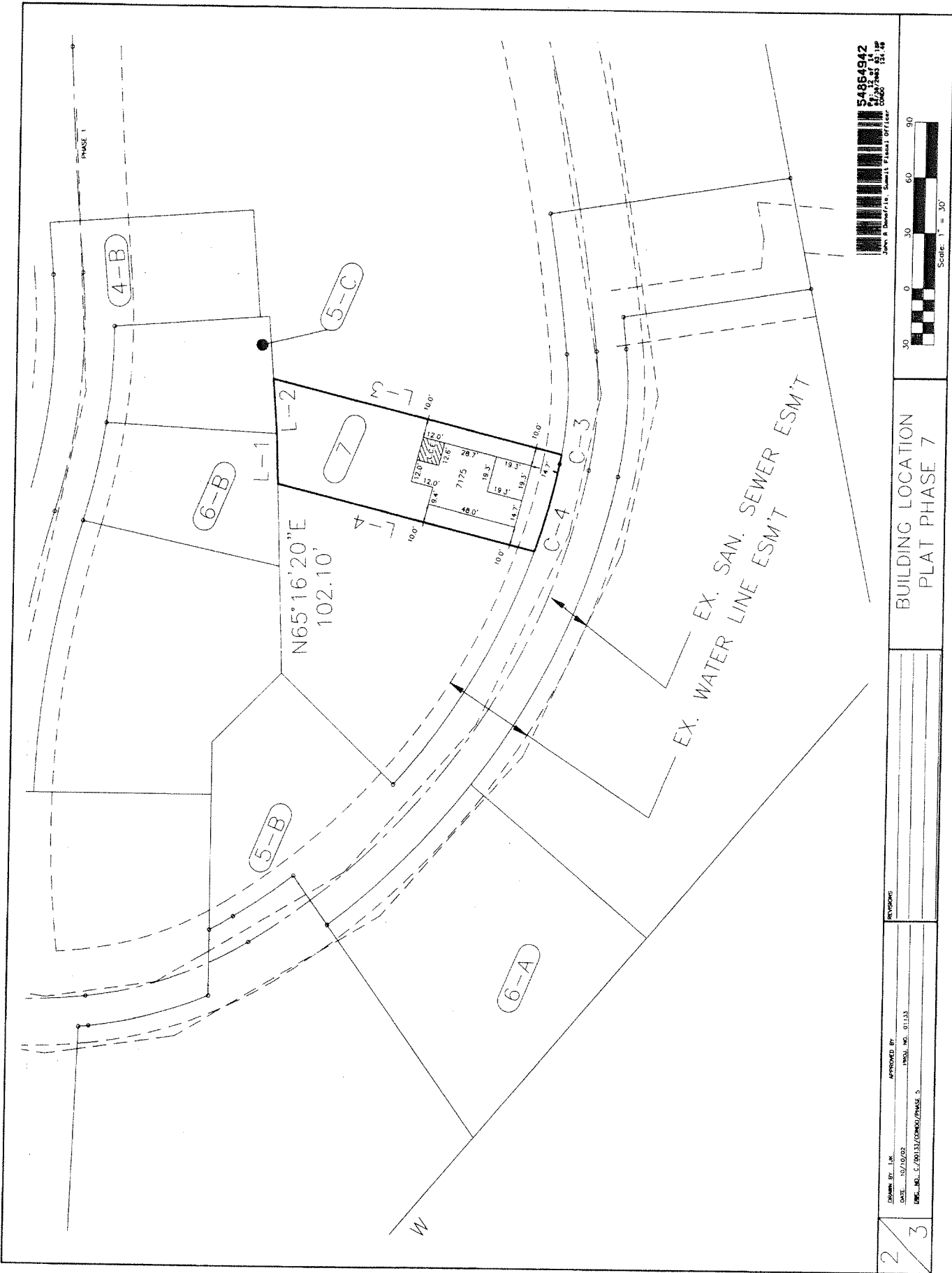
JOHN A. DONOFFRIO
 FISCAL OFFICER
 COUNTY OF SUMMIT
 TRANSFERRED IN COMPLIANCE WITH
 SEC. 619.002 REV CODE

John A. Donoffrio
 FISCAL OFFICER
 COUNTY OF SUMMIT

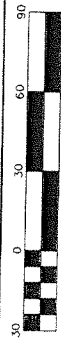
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TITLE SHEET





54854942
 JERRY B. HANDEL, P.E.
 Surveyor
 11/24/01



**BUILDING LOCATION
 PLAT PHASE 7**

REVISION

DRAWN BY: LK
 DATE: 02/20/02
 PROJECT NO.: 01113
 DESCRIPTION: PHASE 5

2 / 3

TOTAL SITE 20 130 AC

PHASE 1 DOC #54588702
PARCEL 1 636 AC

PHASE 2 DOC #54635479
PARCEL A 2 888 AC
PARCEL B 0 119 AC

PHASE 3 DOC #54673178
PARCEL A 1 612 AC
PARCEL H 0 138 AC

PHASE 4
PARCEL A 0 755 AC
PARCEL B 0 332 AC
PARCEL C 1 014 AC

PHASE 5
PARCEL A 0 247 AC
PARCEL B 0 824 AC
PARCEL C 0 114 AC

PHASE 6
PARCEL A 0 366 AC
PARCEL B 0 141 AC

PHASE 7 THIS PLAT
PARCEL 0 188 AC

CUYAHOCA VALLEY NATIONAL PARK
(UNITED STATES OF AMERICA)

LINE TABLE

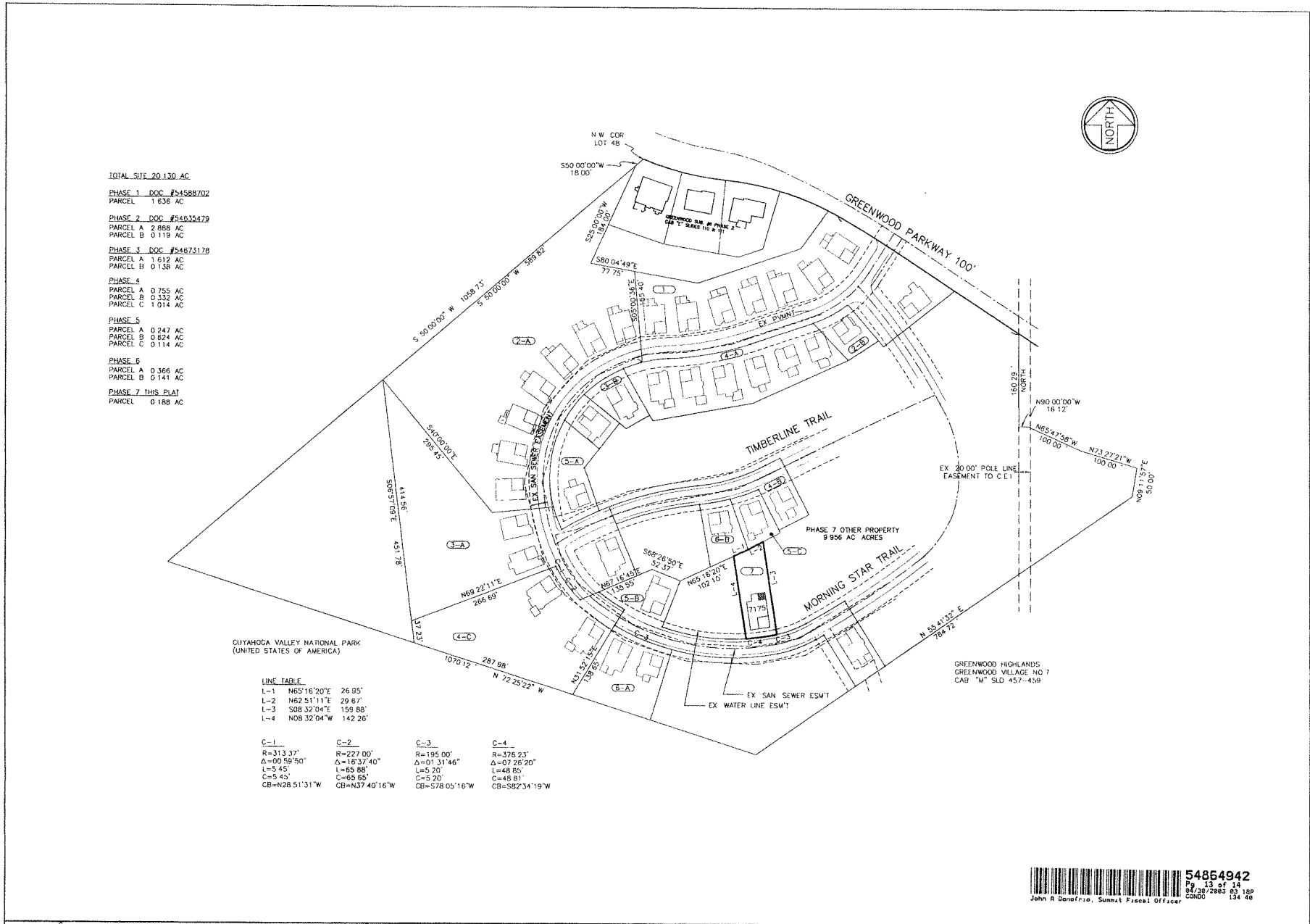
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L-2 N62°51'11"E 29 67'

L-3 S08°32'04"E 159 88'

L-4 N08°32'04"W 142 26'

C-1 R=313.37" Δ=00°59'50" L=5 45' C=5 45' CB=N28°51'31"W	C-2 R=227.00" Δ=16°37'40" L=65 88' C=65 88' CB=N37°40'16"W	C-3 R=195.00" Δ=01°31'46" L=5 20' C=5 20' CB=S78°05'16"W	C-4 R=376.23" Δ=07°26'20" L=48 85' C=48 81' CB=S82°34'19"W
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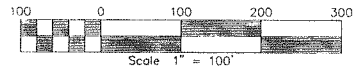


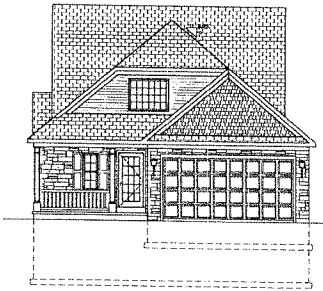
EX 20 00' POLE LINE
EASEMENT TO C 1

GREENWOOD HIGHLANDS
GREENWOOD VILLAGE NO 7
CAB "M" SLD 457-459

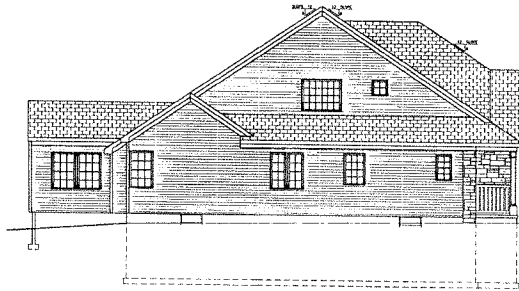
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88,307,2963 83 189
COND
John R. Donofrio, Summit Fiscal Officer

3	DRAWN BY: LJK	APPROVED BY:	REVISIONS:	PROJECT:	PROPERTY PLAN PLAT PHASE 7	SHT NAME:
3	DATE: 4/23/03	PROJ. NO. 001133				
	DWG. NO. C/00133/CONDO/PHASE 7					

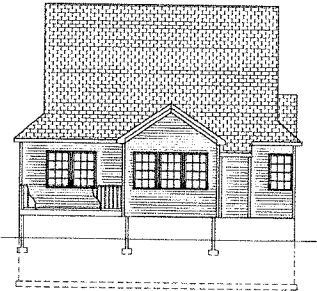




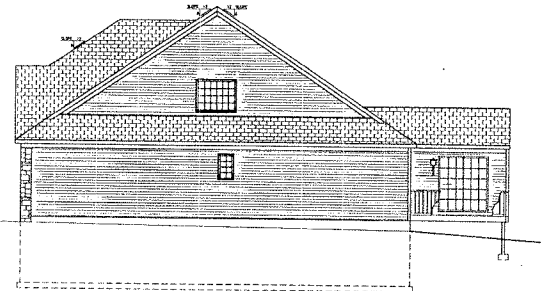
FRONT ELEVATION



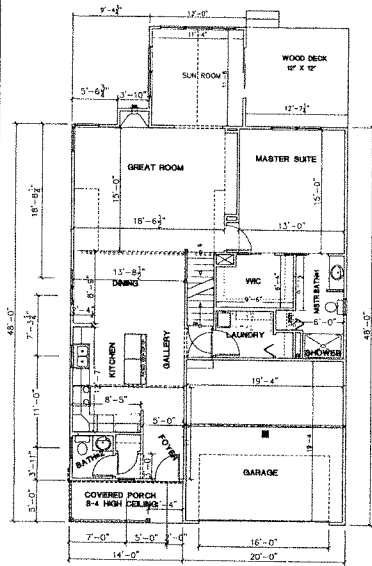
LEFT ELEVATION



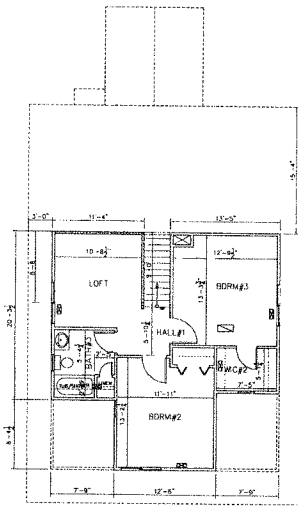
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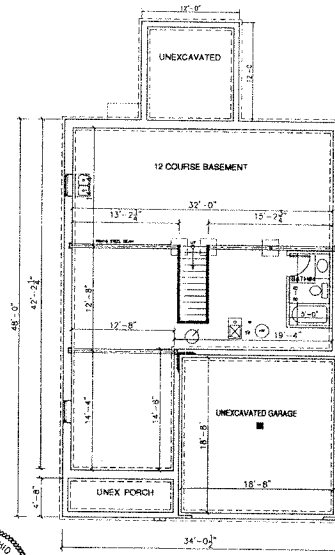
RIGHT ELEVATION



FIRST FLOOR
1,326 SQ.FT. (LIVING AREA)



SECOND FLOOR
688 SQ.FT. (LIVING AREA)



FOUNDATION PLAN
UNFINISHED BASEMENT AREA: 1080 SQ. FT.



LANDMARK ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 3991
CUMHOCK FALLS, OHIO 44223
330-923-8731

GREENWOOD HIGHLANDS CONDOMINIUMS
7175 MORNINGSTAR TRAIL
TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT, STATE OF OHIO

DATE	REVISION	JOB NUMBER
04/14/03		00133
		SHEET NUMBER
		1 OF 1

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2003/04/14 10:10 AM
John R. Dunsford, Summit Fiscal Officer