

13

NO TRANSFER NEEDED

05 JUL 29 AM 9:43

KARL L. KEITH
AUDITOR

**FIRST AMENDMENT TO DECLARATION
FOR
THE RESERVE AT THE FAIRWAYS CONDOMINIUM
(PHASE 2)**

I hereby certify that copies of the within First Amendment, together with the drawings attached as Exhibits hereto, have been filed in the Office of the Auditor, Montgomery County, Ohio.

MONTGOMERY COUNTY AUDITOR

Dated: 7-29, 2005

By:

Karl L. Keith

PLAT REFERENCE:

Book: 200, Page(s): 13 & 13 F

THIS INSTRUMENT PREPARED BY:

**HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459**

\$720.80 07/29/05 09:58:10
COND-05-073929 0013
Montgomery County
Judy Dodge Recorder

**FIRST AMENDMENT TO DECLARATION
FOR
THE RESERVE AT THE FAIRWAYS CONDOMINIUM
(PHASE 2)**

THIS FIRST AMENDMENT TO DECLARATION, hereinafter referred to as the "First Amendment", made on the date hereinafter set forth by **TREBEIN LIMITED ADK IV**, an Ohio limited liability company, hereinafter referred to as "Declarant".

RECITALS

A. On April 18, 2005 certain premises, hereinafter referred to as "Parcel A", located in the City of Huber Heights, Montgomery County, Ohio were submitted to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership by filing with the Montgomery County Recorder a legal instrument with attached exhibits titled "Declaration of Condominium Property for The Reserve at the Fairways Condominium", hereinafter referred to as the "Declaration". Said Declaration was previously filed with the Auditor of Montgomery County, Ohio.

B. The Declaration was recorded in the Deed and Plat Records of Montgomery County, Ohio as follows:

INSTRUMENT

DEED RECORDS

PLAT RECORDS

Declaration

05-035105

199, Page 6

C. The Declarant is the owner of certain property described in Exhibit "D" of the Declaration, hereinafter referred to as "Parcel B", and has determined to submit such property and the improvements thereon to the provisions of the Declaration and to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership.

NOW, THEREFORE, pursuant to Section 17.05 of the Declaration, Declarant herein amends the Declaration as follows.

1. All of the terms used herein which are defined in the Declaration shall be interpreted to have the same meaning as defined in the Declaration unless specifically hereinafter amended.

2. Declarant is the owner of Parcel B, together with all improvements thereon, all easements, rights, appurtenances belonging thereto, and all articles of personal property existing thereon for the common use of the Unit Owners, all of which is hereby submitted to the provisions of the Declaration and is hereby included and made part of the Condominium Property.

3. The Declaration is hereby amended in accordance with the provisions of Article XXVI in the following respects:

A. The legal description referred to in Section 3.01 is hereby amended by adding thereto and to Exhibit "A" of the Declaration the real estate described in Exhibit "A" attached hereto.

B. Section 4.01 is hereby amended by adding thereto the following:

(b) Building 4 is two (2) stories in height, containing a total of four (4) Units.

(c) Building 7 is two (2) stories in height, containing a total of eight (8) Units.

C. Section 5.02 is hereby amended by deleting the square footage references therein to the Dijon Unit and substituting 2,593 square feet.

D. Section 5.03 is hereby amended by adding thereto the following:

<u>Unit No.</u>	<u>Building</u>	<u>Type</u>
4-6989	4	Avalon
4-6991	4	Avalon
4-6993	4	Calais
4-6995	4	Dijon
7-6986	7	Dijon
7-7988	7	Calais
7-6990	7	Avalon
7-6992	7	Avalon
7-6994	7	Dijon
7-6996	7	Calais
7-6998	7	Calais
7-7000	7	Dijon

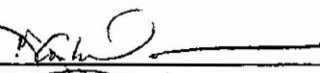
E. Section 11.01 titled "Percentage of Ownership" is hereby amended by deleting the Unit designations and their percentages and substituting those set forth in Exhibit "C" attached hereto

F. The drawings attached as Exhibit "B" to the Declaration are hereby amended by adding thereto and making a part thereof the drawings attached to this First Amendment as Exhibit "B", relating to Parcel B, the Parcel B buildings and all other improvements thereon.

4. Except as specifically hereinabove amended, all of the provisions of the Declaration, the By-Laws and the Drawings shall be and hereby are declared to remain in full force and effect.

EXECUTED on the date set forth in the acknowledgement of the signature below.

TREBEIN LIMITED ADK IV

By: 
Gary M. Anderson
Member

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 22 day of June, 2005 by Gary M. Anderson, Member of Trebein Limited ADK IV, an Ohio limited liability company, on behalf of such company.





Notary Public

MELISSA HIMES
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 03-03-09

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459



**SCHAEFFER,
AMOS &
HUGHES, LLC**

**ENGINEERS
SURVEYORS**

**THE RESERVE AT THE FAIRWAYS
SECTION ONE CONDOMINIUM
PHASE TWO**

**Description
Part Lot No. 2
of
The Reserve at the Fairways
Section One**

Situate in Section 18, Town 2, Range 8 M.Rs., City of Huber Heights, County of Montgomery, State of Ohio and being Part of Lot No. 2 of The Reserve at the Fairways—Section One as recorded in Plat Book 195, Pages 21 and 21A of the Montgomery County, Ohio Plat Records, also being part of those lands conveyed to Trebein Limited ADK IV as recorded in Deed -03-134198 of the Montgomery County, Ohio Deed Records, being more particularly described as follows:

Beginning at the most westerly corner of said Lot No. 2, at the centerline intersection of Salon Cir. (Private) and Lyon St. (Private);

thence along a north line of said Lot No. 2, North 77° 26' 24" East, a distance of 118.12 feet;


thence continuing along a north line of said Lot No. 2, South 61° 33' 25" East, a distance of 92.51 feet;

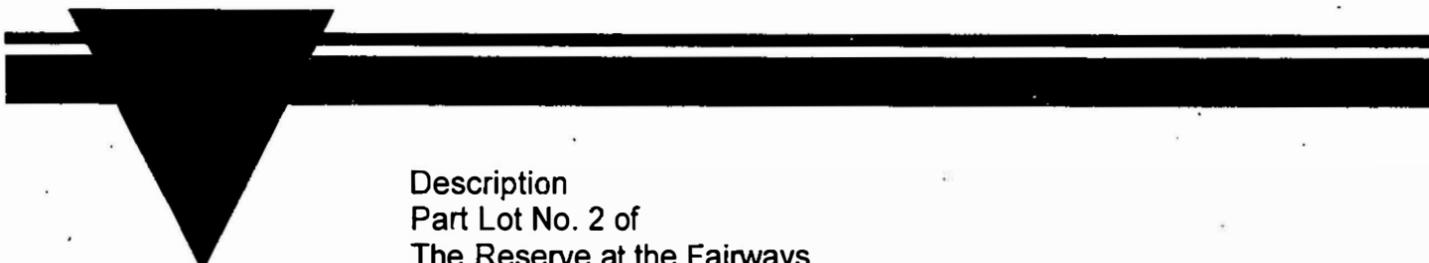
thence continuing along a north line of said Lot No. 2, South 82° 30' 00" East, a distance of 23.18 feet;

thence South 35° 00' 00" West, a distance of 192.18 feet to a southwesterly line of said Lot No. 2 and centerline of Salon Cir. (Private);

thence along a southwesterly line of said Lot No. 2 and centerline of Salon Cir. (Private), North 29° 57' 40" West, a distance of 173.02 feet;

1253-G Lyons Road · Dayton, Ohio 45458
Phone (937) 434-5104 · Fax (937) 434-5204
www.sahengineers.com





**SCHAEFFER,
AMOS &
HUGHES, LLC**

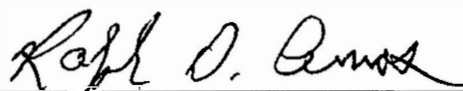
**ENGINEERS
SURVEYORS**

Description
Part Lot No. 2 of
The Reserve at the Fairways
Section One Condominium- Phase Two
Page Two

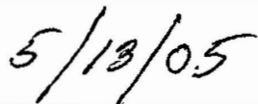
thence continuing along a southwesterly line of said Lot No. 2 and centerline of Salon Cir. (Private), on a curve to the left with a radius of 125.00 feet, interior angle of 16° 59' 47", on arc distance of 37.08 feet to the POINT OF BEGINNING, the chord for said curve bearing North 38° 27' 33" West for a distance of 36.94 feet;

Containing a total of 0.497 Acres, more or less, subject to all legal highways, easements and restrictions of record.

Schaeffer, Amos & Hughes, LLC



Ralph D. Amos, PS
Ohio Registered Surveyor No. 5787



Date

G:\1680_Reserve_Condos\Admin\Legal Description Sec. 1Condo-Phase2.Doc



EXHIBIT "C"

<u>Unit No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Percentage of Ownership</u>
2-8821	6.03	7-6986	5.66
2-8823	4.23	7-6988	5.16
2-8825	4.23	7-6990	4.23
2-8827	6.03	7-6992	4.23
		7-6994	5.66
3-8831	4.23	7-6996	5.16
3-8833	4.23	7-6998	5.16
3-8835	5.16	7-7000	5.66
3-8837	5.66		
4-6989	4.23		
4-6991	4.23		
4-6993	5.16		
4-6995	5.66		

CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 8 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 198, PAGE 21 & 21A
LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.P. 6
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

WE THE UNDERSIGNED OFFICERS AND MEMBERS OF THE LANDS TRUST DESIGNED DO HEREBY CONSENT TO AND JOIN IN THE CONVERSION OF SAID LANDS TO THE COMMERCE AS A PART OF THE PEOPLE OF THE UNITED STATES AND THE

~~SECRET~~
TAPSCOTT UNITED AIR M

STATE OF OHIO.

BE IT REMEMBERED THAT ON THIS 12 DAY OF July 1968, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, BARRY WARDENBERG OF THE COUNTY OF LOS ANGELES PERSONALLY CAME BARRY WARDENBERG OR HIMSELF OR THROUGH HIS ATTORNEY JOHN DORR LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE, JOHN DORR SIGNED THIS PLAY AND THAT THE SAME IS HIS FREE AND VOLUNTARY ACT OR DEED OF SAID THOMAS LIMITED INC. #1.

WITNESSED WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL
ON THE DAY AND DATE ABOVE WRITTEN

Melissa Lewis

MONTANEZ
NORTON, NATIONAL BANK

Handwritten signature: *Handwritten Signature*

POST NAME & TEL

Ronald A. Conant - Vice President

STATE OF OHIO.

BE IT REMEMBERED THAT ON THIS 13th DAY OF July 1964, BEFORE ME, the undersigned, a Notary Public in and for the State of Missouri, personally came James Earl Ray, known to me to be the person whose name is subscribed to the foregoing instrument, and that the same is his free and voluntary act as James Earl Ray on behalf of Missouri National Guard.

INTESTED AND WHERE I HAVE HEREUNTO SET MY HAND AND MY OWN SEAL
ON THE DAY AND DATE ABOVE WRITTEN.

Series 9 Funder



STATE OF OHIO, ss.

DANN M. ANDERSSON, CHIEF, RETRO CULT SCHOOL, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS ORGANIZATION ARE OR WERE LOCATED IN NEW YORK CITY AND ITS VICINITY.

REPORT TO AND SIGNED IN MY PRESENCE ON THIS 12 DAY OF July 1955

William H. Jones
WILLIAM H. JONES

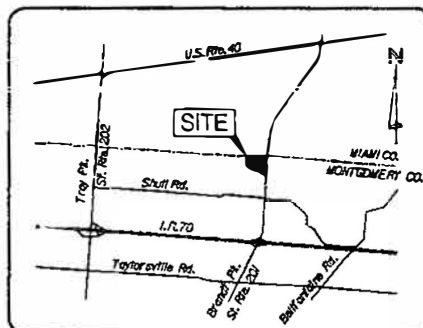


REFERENCES

NEXT RIGHT-OF-WAY LINE OF
GRAND PINE ST. RT. 20A

OCCUPATION

NO ADDITIONAL OCCUPATION
INFORMATION OTHER THAN
EMPLOYMENT



VICINITY MAP
NOT TO SCALE

NOTES

LINES NOT DESIGNATED AS UNITS OR UNITED COMMON ELEMENTS ARE COMMON ELEMENTS.
ALL BUILDING ELEVATIONS ON THIS SHEET ARE TO THE OUTSIDE OF THE FOUNDATION WALL.
ONLY THOSE ELEVATIONS ARE SHOWN AS REQUIRED WITH THE RESERVE AT THE FAIRWAYS.
SECTION ON THE PLAY SIDE OF THE FAIRWAYS IS SHOWN.

4. ELEVATION DATA BASED ON CHISELED SQUARE IN BRIDGE ABUTMENT, SOUTHEAST CORNER, LOCATED ON BRIDGE PILE, APPROXIMATELY 250' SOUTH OF EACH CIRCLE, ELEVATION 934.4

5. 90% OR NOT YET COMPLETED EXCAVATES THOSE PORTIONS OF THE CONDUIT/IN PROPERTY, OTHER THAN UNDERLAYS HAVE BEEN BUT HAVE NOT BEEN SUBSTANTIALLY EXCAVATED.

CERTIFICATION:

ENGINEER'S CERTIFICATION:
THESE CRACKS ACCORD WITH THE REQUIREMENTS AND

Schaeffer, Arpa & Hughes L.L.C.

Est. N.H.

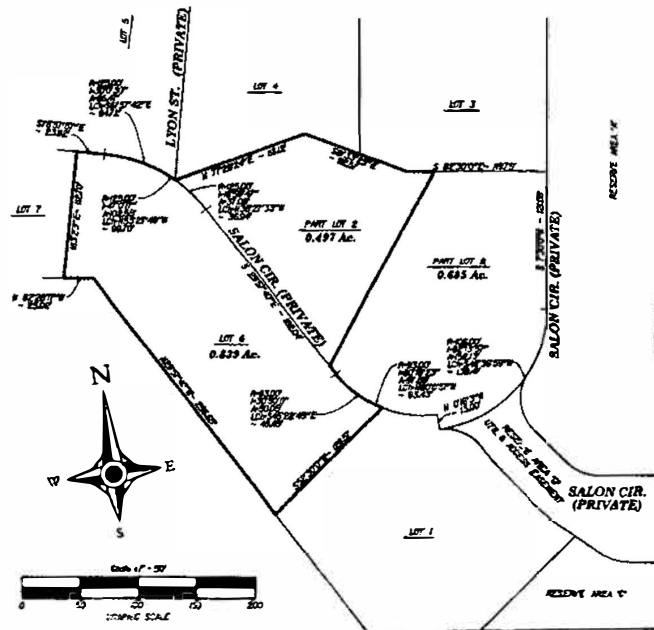


STATEMENT OF CERTIFICATION

THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS IS POSSIBLE, ALL OF THE PARTICULARS OF THE REAL PROPERTY, BUILDINGS, AND OTHER IMPROVEMENTS LOCATED IN THIS CONDOMINIUM, AND ACCURATELY SHOWS THE LOCATION OF THE IMPROVEMENTS AND REQUIRED EASEMENTS ON THE REAL PROPERTY.

Schaeffer, Anna & Hughes L.L.C.

Rev. J. C. Brown




SUPERIMPOSED AREA
 THE RESERVE AT THE FAIRWAYS
 SECTION ONE

AS RECORDED IN PLAT BOOK 125, PAGE 21 & 21A

BRANDT PIKE
ST. PETE 901

SHEET 1 OF 1

PREPARED BY:  SHEET 1 OF 1
SCHAEFFLER AMOS & HUGHES, INC.
BOSTON, MASS.

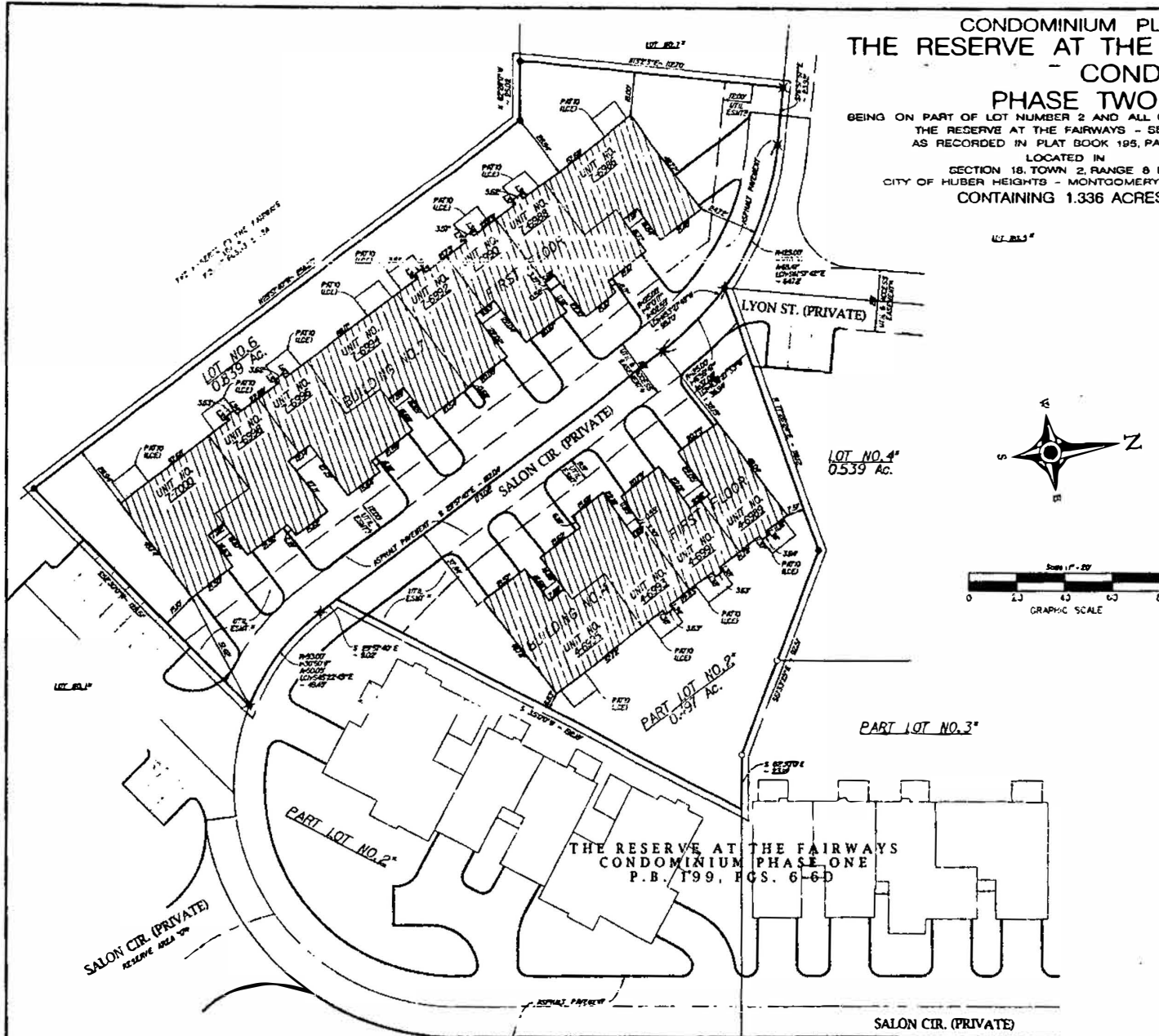
0476/1/78
JOS 42-03-0000

CONDOMINIUM PLAN THE RESERVE AT THE FAIRWAYS - CONDOMINIUM

PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.C.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES



LEGEND

- OF THE RESERVE AT THE FAIRWAYS - SECTION ONE PLAT BOOK 195, PAGES 21 & 21A
- (NYC) NOT YET COMPLETED - SEE NOTE #3
- UNITS
- UNITED COMMON ELEMENT FLEET
- 6" HIGH PIN (SET)
- 6" HIGH PIN (SET)
- 6" HIGH PIN (SET)
- 6" HIGH PIN (SET)
- 6" HIGH PIN (SET)

SHEET 2 OF 7

PREPARED BY
SCHADDER AMOS & HUGHES, LLC
12200 Lyndon Road, Dayton, OH 45424, Tel: (937) 434-5104

DATE: 6/25/03
JOB NO: 03-0001

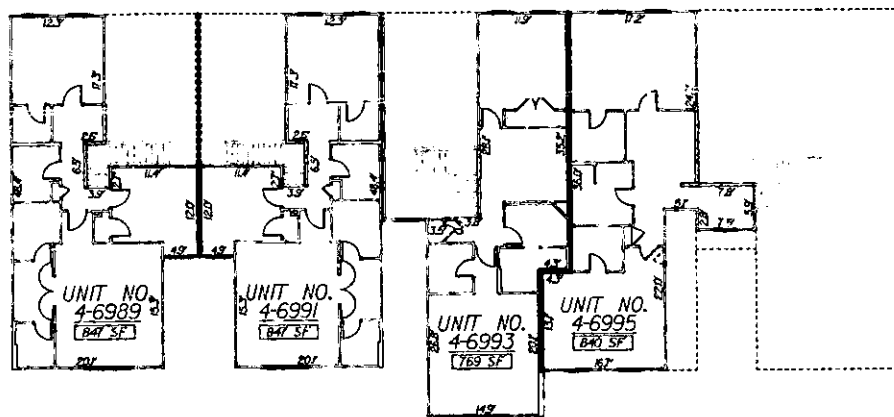
RESERVE AREA "A"

1/2" = 1' SCALE ON THE PLANS
P.B. 195, PGS. 21 & 21A

CONDOMINIUM PLAN THE RESERVE AT THE FAIRWAYS CONDOMINIUM PHASE TWO

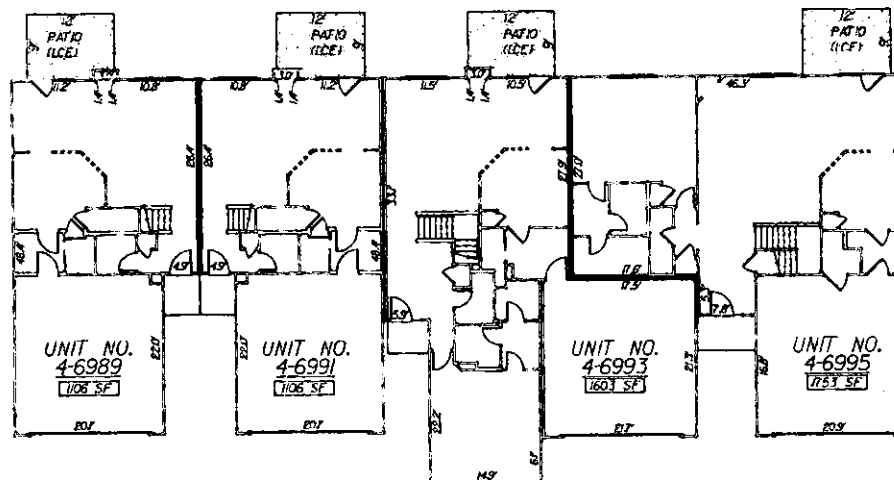
BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.d.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES



SECOND FLOOR BUILDING NO. 4

CONVENTIONAL CEILING ELEVATION - 9622
FLOOR ELEVATION - 9541



FIRST FLOOR BUILDING NO. 4

CONVENTIONAL CEILING ELEVATION - 9527
FLOOR ELEVATION - 9446

LEGEND

UNITED COMMON ELEMENT (LCE)

PREPARED BY:

SHEET 3 OF 7

DATE: 6/15/05
JOB NO: 03-08807

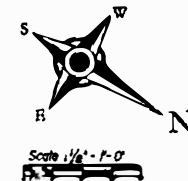
SCHAEFFER, AMOS & HUGHES, LLC

12530 Lyons Road Dayton, OH 45428 Tel: (937) 434-5104

PHASE TWO

LOCATED IN

CONTAINING 1.336 ACRES



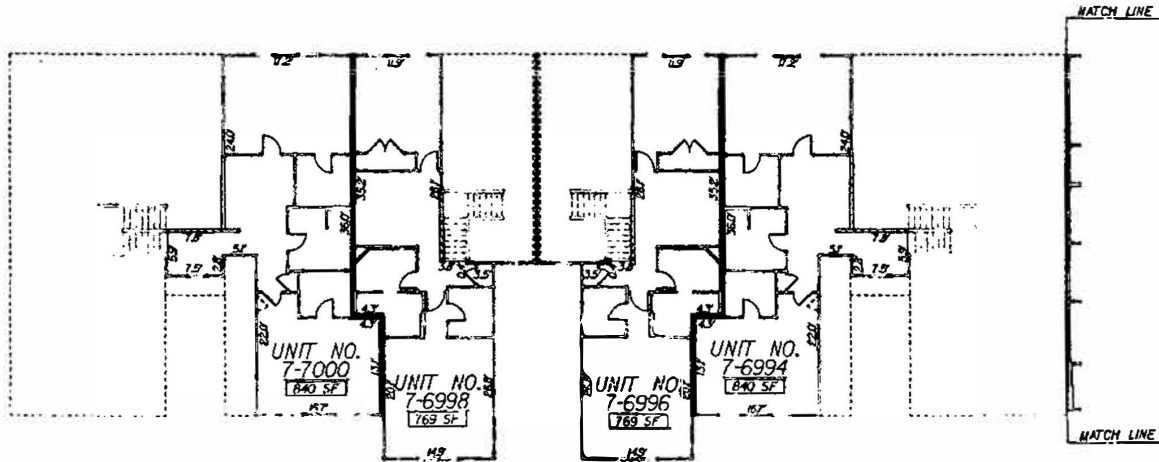
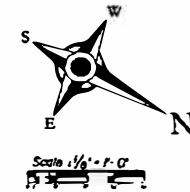
CONVENTIONAL CEILING ELEVATION - 9526
FLOOR ELEVATION - 9445



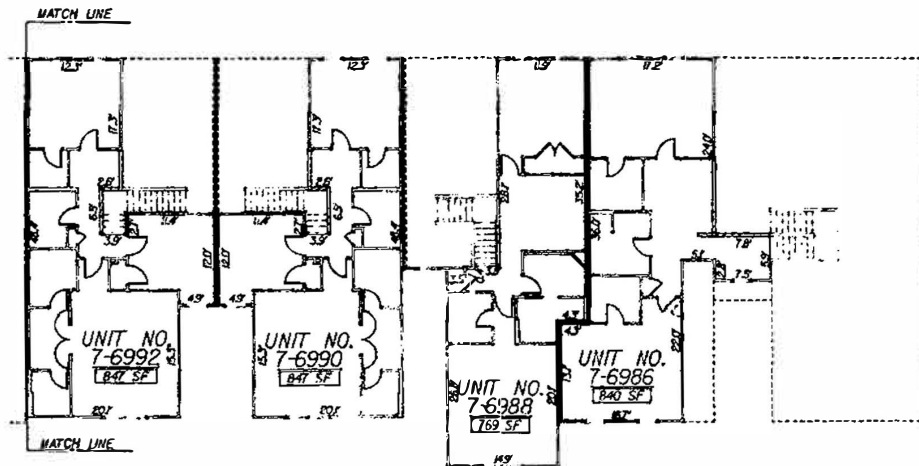
UNITED COMMON ELEMENT (UCE)

CONDOMINIUM PLAN THE RESERVE AT THE FAIRWAYS CONDOMINIUM PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 185, PAGE 21 & 21A
LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.s
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES



SECOND FLOOR BUILDING NO. 7
CONVENTIONAL CEILING ELEVATION - 9521
FLOOR ELEVATION - 9540



LEGEND

UNITED COMMON ELEMENT (UCE)

PREPARED BY

SHEET 5 OF 7

DATE: 6/15/05
JOB NO: 23-0001

SCHAEFFER AMOS & HUGHES, LLC
ARCHITECTS
175 S. L. L. Road Dayton, Ohio 45408 Tel: (937) 434-5104

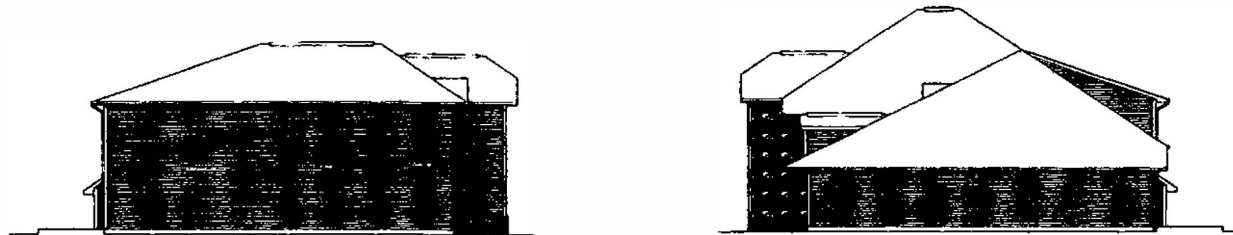
CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

LOCATED IN:
SECTION 18, TOWN 2, RANGE 8 M.R.s
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES



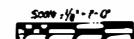
NORTHEAST ELEVATION - BUILDING NO. 4



NORTHWEST ELEVATION - BUILDING NO. 4 SOUTHEAST ELEVATION - BUILDING NO. 4



SOUTHWEST ELEVATION - BUILDING NO. 4



PREPARED BY
SCHAEFFER, AMOS & HUGHES, LLC
ENGINEERS
1950-45 Lyons Road Dayton Ohio 45416 Tel. (937) 436-5104

SHEET 6 OF 7

DATE: 6/1/09
JOB NO.: 03-0601



SOUTHWEST LEFT HALF ELEVATION - BUILDING NO. 7

CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

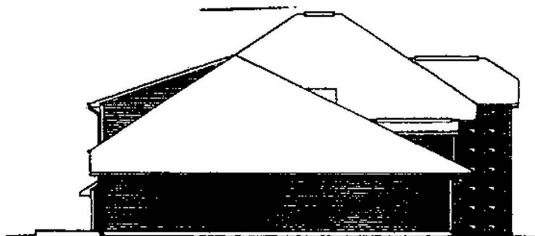
BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 8 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.#
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES



SOUTHWEST RIGHT HALF ELEVATION - BUILDING NO. 7

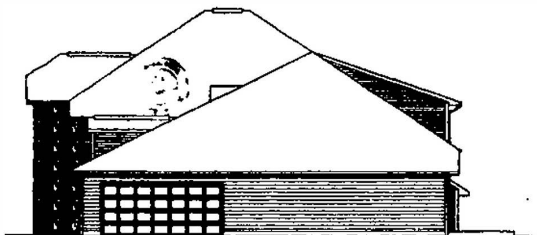
Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION - BUILDING NO. 7



NORTHEAST LEFT HALF ELEVATION - BUILDING NO. 7



NORTHWEST ELEVATION - BUILDING NO. 7



NORTHEAST RIGHT HALF ELEVATION - BUILDING NO. 7

SHEET 7 OF 7

DATE: 6/24/03
BY: K.C. SEY

PREPARED BY:
SCHAEFER, AMOS & HUGHES, INC.
ENGINEERS
17534 Linton Road Dayton, Ohio 45428 Tel: 937-476-5104

P70-3-20-2, ball

DESCRIPTION:

SITUATE IN SECTION 18, TOWN 2, RANGE 8 M.R.S. CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO BEING PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF THE RESERVE AT THE FAIRWAYS - SECTION ONE AS RECORDED IN PLAT BOOK 195, PAGES 21 & 21A AS CONVEYED TO TREBEIN LIMITED A/K/V BY DEED AS RECORDED IN 1A.03-13498 OF THE MONTGOMERY COUNTY, OHIO RECORDS, CONTAINING A TOTAL OF 1.336 ACRES.

DECLARATION:

WE, THE UNDERSIGNED OWNERS AND LIENHOLDERS OF THE LANDS HEREIN DESCRIBED DO HEREBY CONSENT TO AND JOIN IN THE CONVERSION OF SAID LANDS TO THE CONDOMINIUM PLAN KNOWN AS THE RESERVE AT THE FAIRWAYS CONDOMINIUM - PHASE TWO.

OWNER:
TREBEIN LIMITED A/K/V

GARY M. ANDERSON

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 12 DAY OF July 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, GARY M. ANDERSON ON BEHALF OF TREBEIN LIMITED A/K/V, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGES THAT HE DID SIGN THIS PLAT AND THAT THE SAME IS HIS FREE AND VOLUNTARY ACT ON BEHALF OF SAID TREBEIN LIMITED A/K/V.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Melissa Thomas
NOTARY PUBLIC



3/3/09
MY COMMISSION EXPIRES

MORTGAGEE:
HUNTINGTON NATIONAL BANK

Ronald S. Balot

PRINT NAME & TITLE

Ronald S. Balot - Vice President

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 13 DAY OF July 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, RONALD S. BALOT ON BEHALF OF HUNTINGTON NATIONAL BANK WHO ACKNOWLEDGES THAT HE DID SIGN THIS PLAT AND THAT THE SAME IS HIS FREE AND VOLUNTARY ACT AS Vice President ON BEHALF OF HUNTINGTON NATIONAL BANK.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Denise J. Fridley
NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF OHIO, S.S.

GARY M. ANDERSON, OWNER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DECLARATION, AS OWNERS OR LIENHOLDERS, HAVE BEEN UNITED IN ITS EXECUTION.

GARY M. ANDERSON

SWORN TO AND SIGNED IN MY PRESENCE ON THIS 12 DAY OF July 2005

Melissa Thomas
NOTARY PUBLIC



3/3/09
MY COMMISSION EXPIRES

BASIS OF BEARING

WEST RIGHT-OF-WAY LINE OF BRANDT PIKE, ST. RT. 201, S. 67°30'00"W x

OCCUPATION

NO ADDITIONAL OCCUPATION INFORMATION OTHER THAN MONUMENTATION.

REFERENCES:

DEED BOOK 2453, PAGE 218
M/F 85-0664 COI
M/F 7-035 809
DEED BOOK 2538, PAGE 457
M/F 7-253 COI
M/F 89-0250 AO
M/F 92-0253 EOT
M/F 94-0025 D02
M/F 97-047 D03
DEED BOOK 2536, PAGE 453
P.B. 107, P.613 & 13A
I.R. 03-13463
I.R. DEED 02-10444
P.B. 199, P.656 - 60

CONDOMINIUM PLAN THE RESERVE AT THE FAIRWAYS CONDOMINIUM

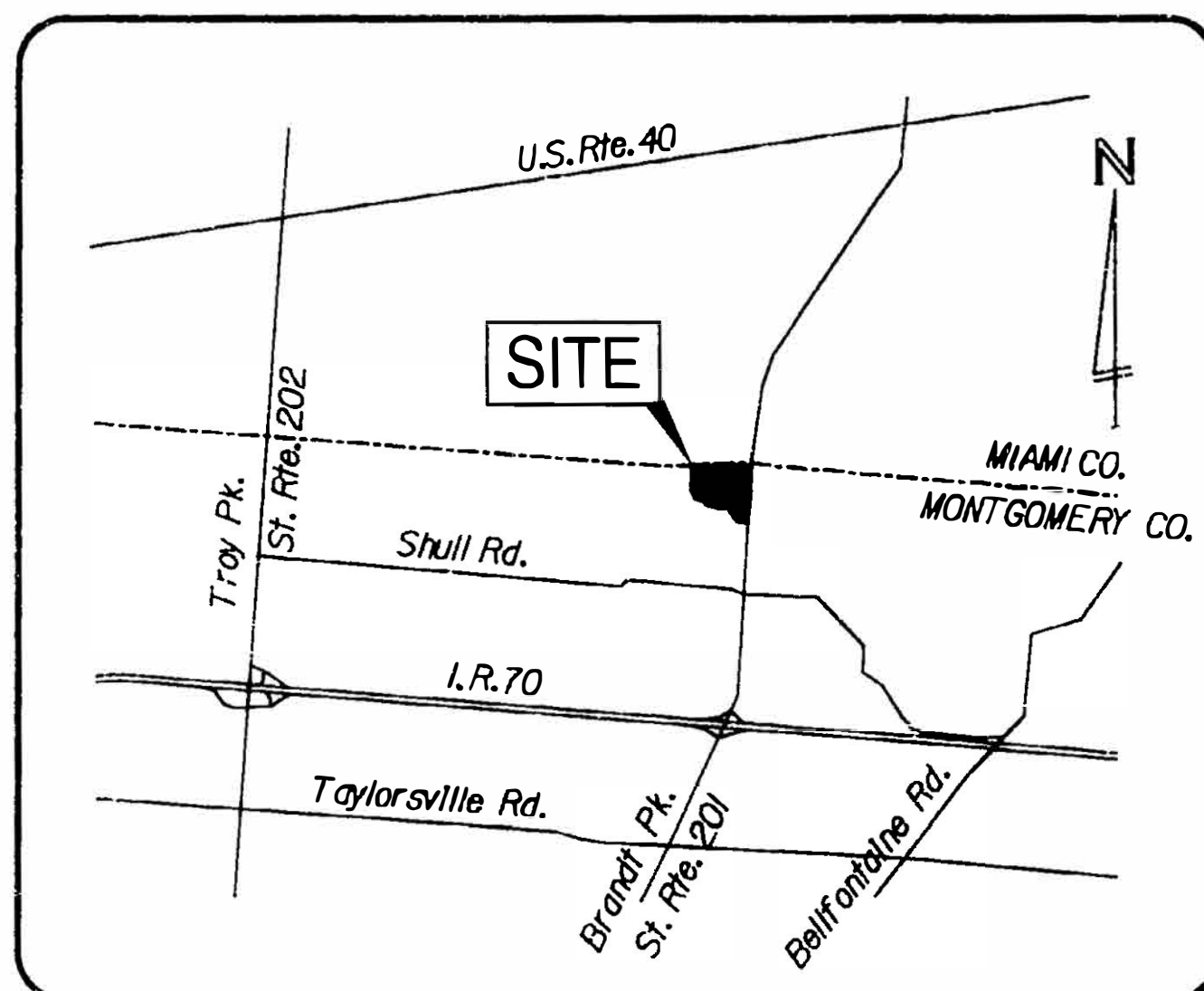
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF THE RESERVE AT THE FAIRWAYS - SECTION ONE AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.S.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

TRANSFERRED
05 JUL 29 AM 9:42
KARL L. NEITH
AUDITOR

200 pg 13



VICINITY MAP

NOT TO SCALE

NOTES

- AREAS NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
- ALL BUILDING DIMENSIONS ON THIS SHEET ARE TO THE OUTSIDE OF THE FOUNDATION WALL.
- ONLY THOSE EASEMENTS ARE SHOWN AS RECORDED WITH THE RESERVE AT THE FAIRWAYS - SECTION ONE, PLAT BOOK 195, PAGES 21 & 21A.
- ELEVATION DATUM BASED ON CHISELED SQUARE IN BRIDGE ABUTMENT NORTHEAST CORNER LOCATED ON BRANDT PIKE, APPROXIMATELY 550 SOUTH OF SALON CIRCLE. ELEVATION 534.64.
- ANY OR NOT YET COMPLETED DESIGNATES THOSE PORTIONS OF THE CONDOMINIUM PROPERTY, OTHER THAN UNITS, WHICH HAVE BEGUN BUT HAVE NOT BEEN SUBSTANTIALLY COMPLETED.

INCHES
1 2 3 4
PLAT BOOK 200 PAGE: 13

CERTIFICATION:

ENGINEER'S CERTIFICATION

THESE DRAWINGS ACCURATELY SHOW IMPROVEMENTS AND THE BUILDINGS GRAPHICALLY, IN SO FAR AS IS POSSIBLE.

Schaeffer, Amos & Hughes L.L.C.

by: Christopher W. Schaeffer
OHIO PROFESSIONAL ENGINEER No. 45982

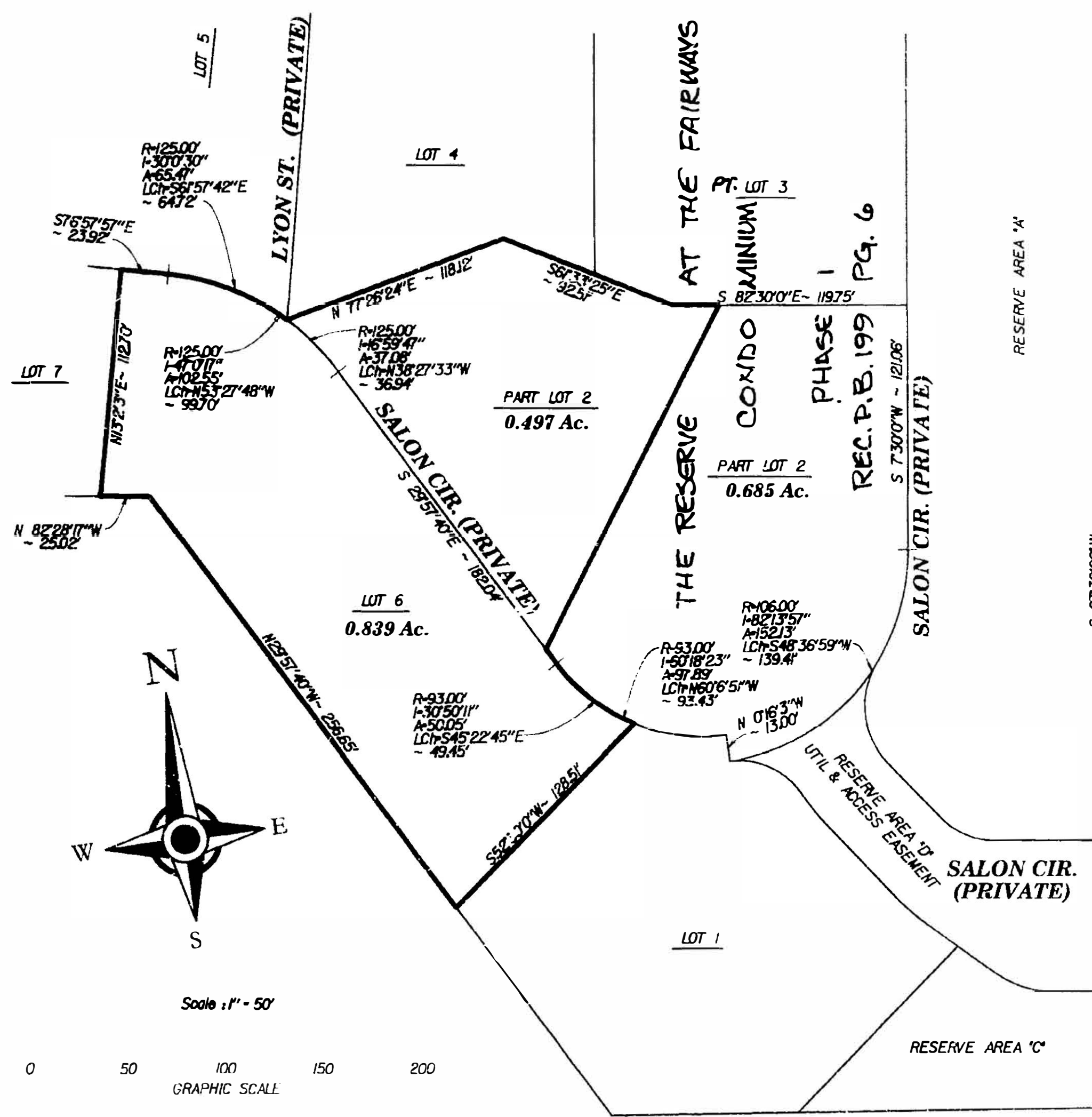
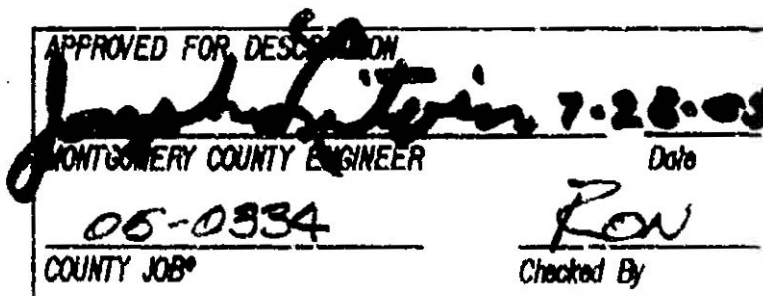


SURVEYOR'S CERTIFICATION

THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS IS POSSIBLE, ALL OF THE PARTICULARS OF THE REAL PROPERTY, BUILDINGS, AND OTHER IMPROVEMENTS INCLUDED IN THIS CONDOMINIUM, AND ACCURATELY SHOWS THE LOCATION OF THE IMPROVEMENTS AND RECORDED EASEMENTS ON THE REAL PROPERTY.

Schaeffer, Amos & Hughes L.L.C.

by: Ralph D. Amos
OHIO PROFESSIONAL SURVEYOR No. 5187



SUPERIMPOSED AREA THE RESERVE AT THE FAIRWAYS SECTION ONE

AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

PREPARED BY:

SHEET 1 OF 7

SCHAEFFER, AMOS & HUGHES, LLC
ENGINEERS
SURVEYORS

1253-G Lyons Road Dayton, Ohio 45456 Tel: (937) 434-5104

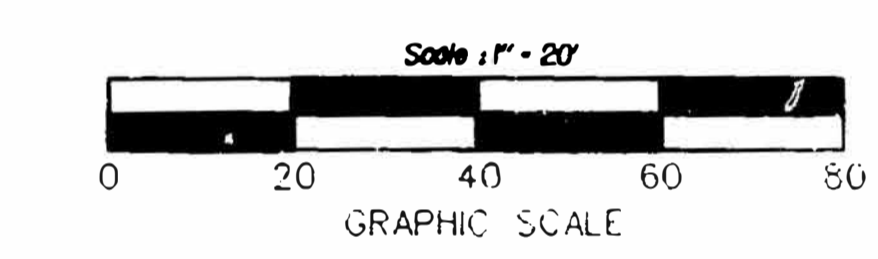
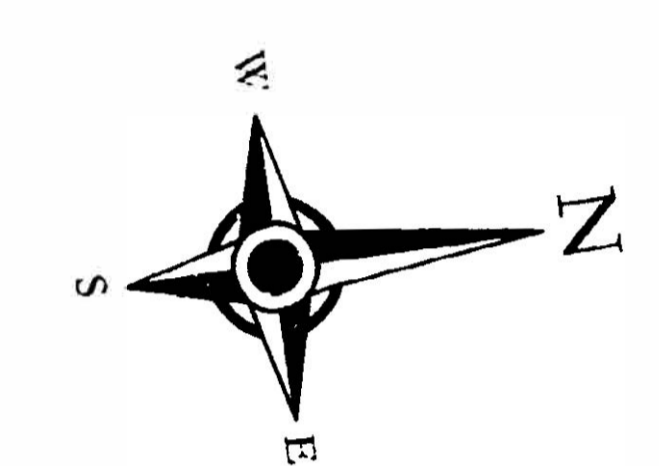
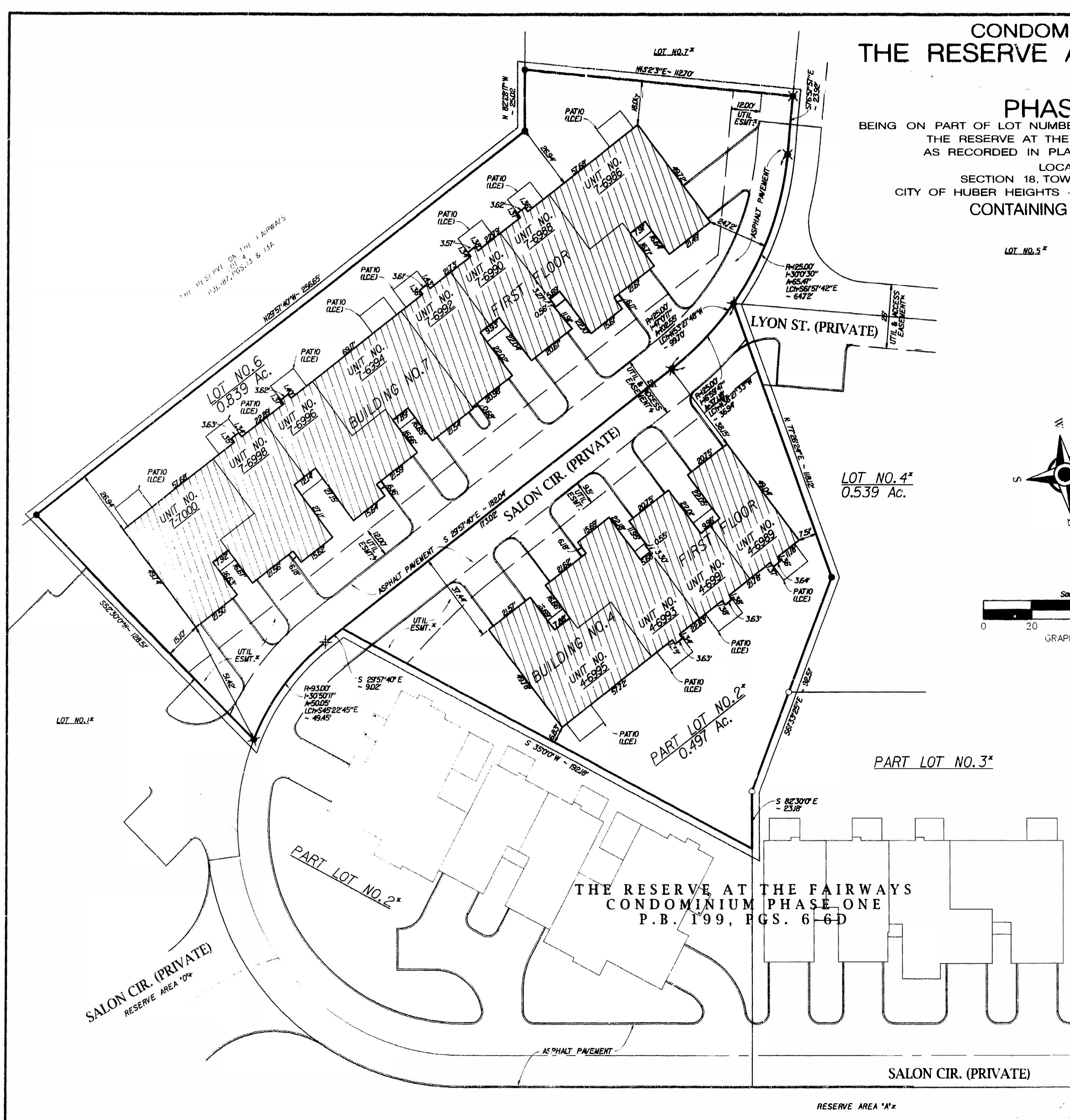
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JOB NO: 03-1680J

AUDITOR
KARL L. NEITH
05 JUL 29 AM 9:42
TRANSFERRED

CONDOMINIUM PLAN THE RESERVE AT THE FAIRWAYS CONDOMINIUM PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A
LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.s.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

05 JUL 29 AM 9:42
HAIL L. KATH
AUDITOR
200 pg 13A



- LEGEND**
- * OF THE RESERVE AT THE FAIRWAYS - SECTION ONE PLAT BOOK 195, PAGES 21 & 21A
 - (NYC) NOT YET COMPLETED - SEE NOTE #5
 - UNITS
 - LIMITED COMMON ELEMENT (LCE)
 - 1/8" IRON PIN (SET)
 - R.R. SPIKE (SET)
 - 1/8" IRON PIN (END)
 - R.R. SPIKE (END)

PLAT BOOK 200 PAGE: 13A

AUDITOR
HAIL L. KATH
07-16 AM 9:43
TRANSPERSED

DATE: 6/15/05
JOB NO: 03-1680-J
PREPARED BY:
SHEET 2 OF 7
SCHAEFFER, AMOS & HUGHES, INC.
ENGINEERS
SURVEYORS
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

4720.80 07/29/05 10:00:05
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Montgomery County
Judy Dudge Recorder

INCHES 1 2 3 4
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Montgomery County
Judy Budge Recorder

CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM

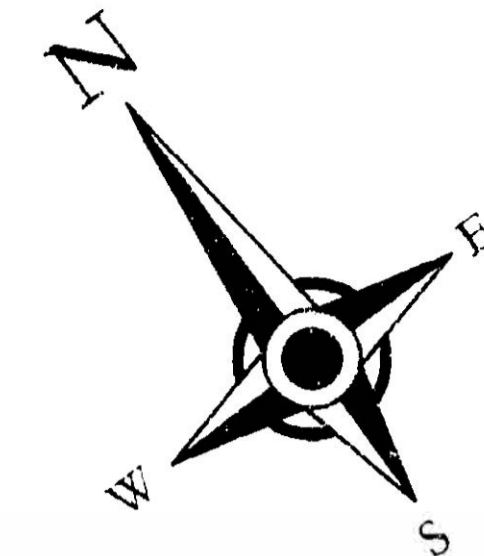
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KARL L. SCHAEFFER
AUDITOR

200pg 13B

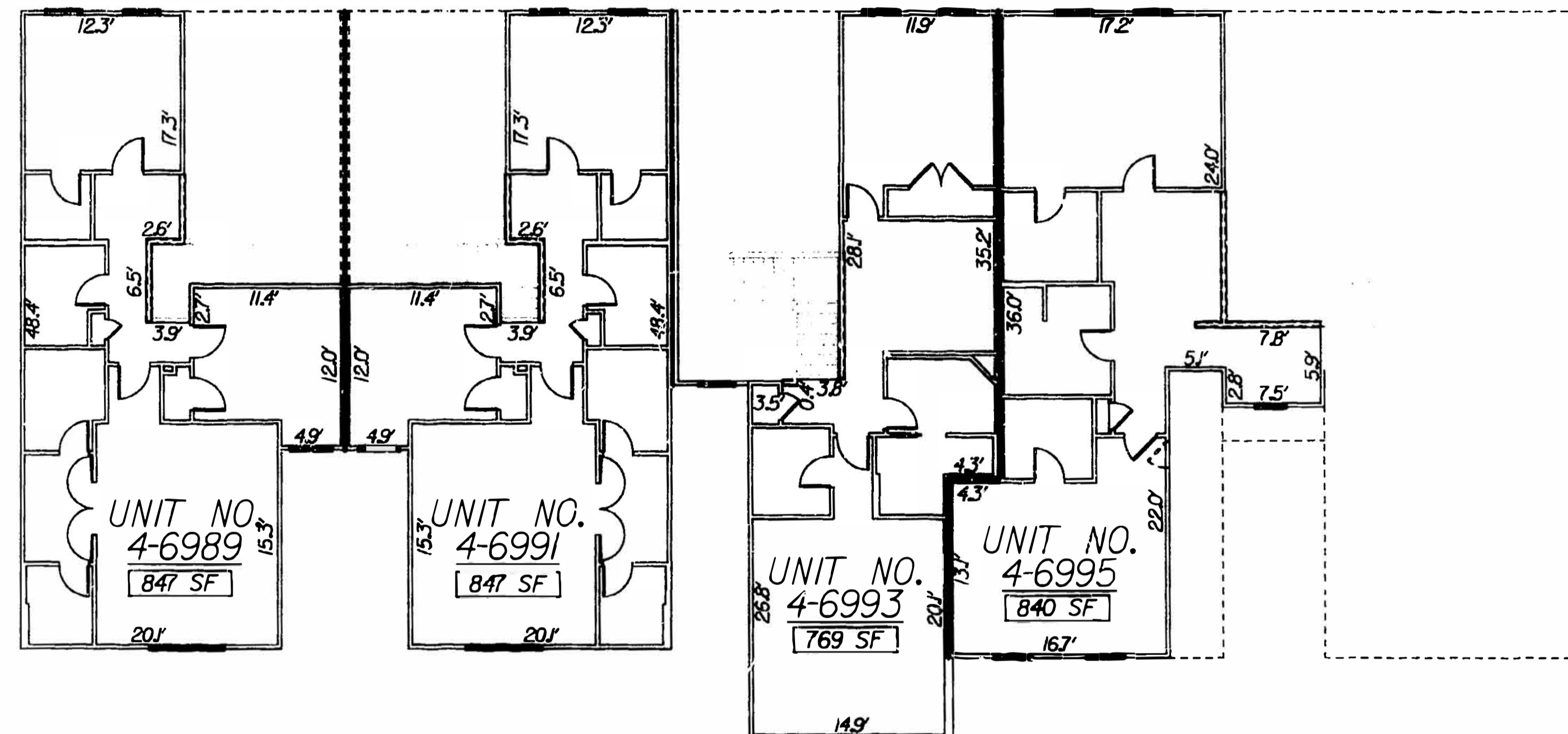
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A

LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.s.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

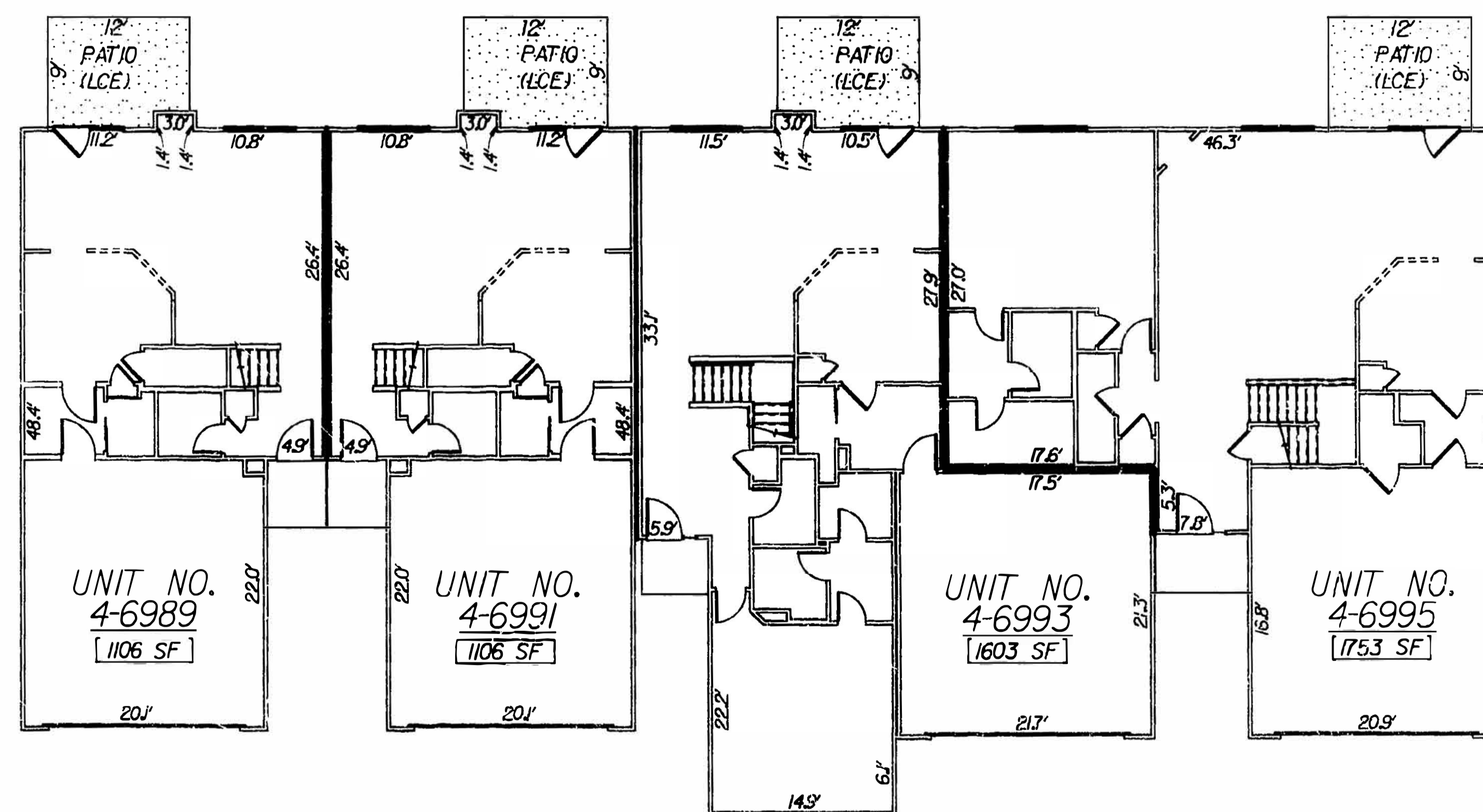


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SECOND FLOOR BUILDING NO. 4

CONVENTIONAL CEILING ELEVATION - 962.2
FLOOR ELEVATION - 954.1



FIRST FLOOR BUILDING NO. 4

CONVENTIONAL CEILING ELEVATION - 952.7
FLOOR ELEVATION - 944.6

INCHES 1 2 3 4

PLAT BOOK 200 PAGE:

13B

LEGEND

LIMITED COMMON ELEMENT (LCE)

PREPARED BY:

SHEET 3 OF 7

SCHAEFFER, AMOS & HUGHES, LLC

ENGINEERS
SURVEYORS
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

DATE: 6/15/05
JOB NO: 03-1680.J

AUDITOR
KARL L. SCHAEFFER
05 JUL 29 AM 9:42
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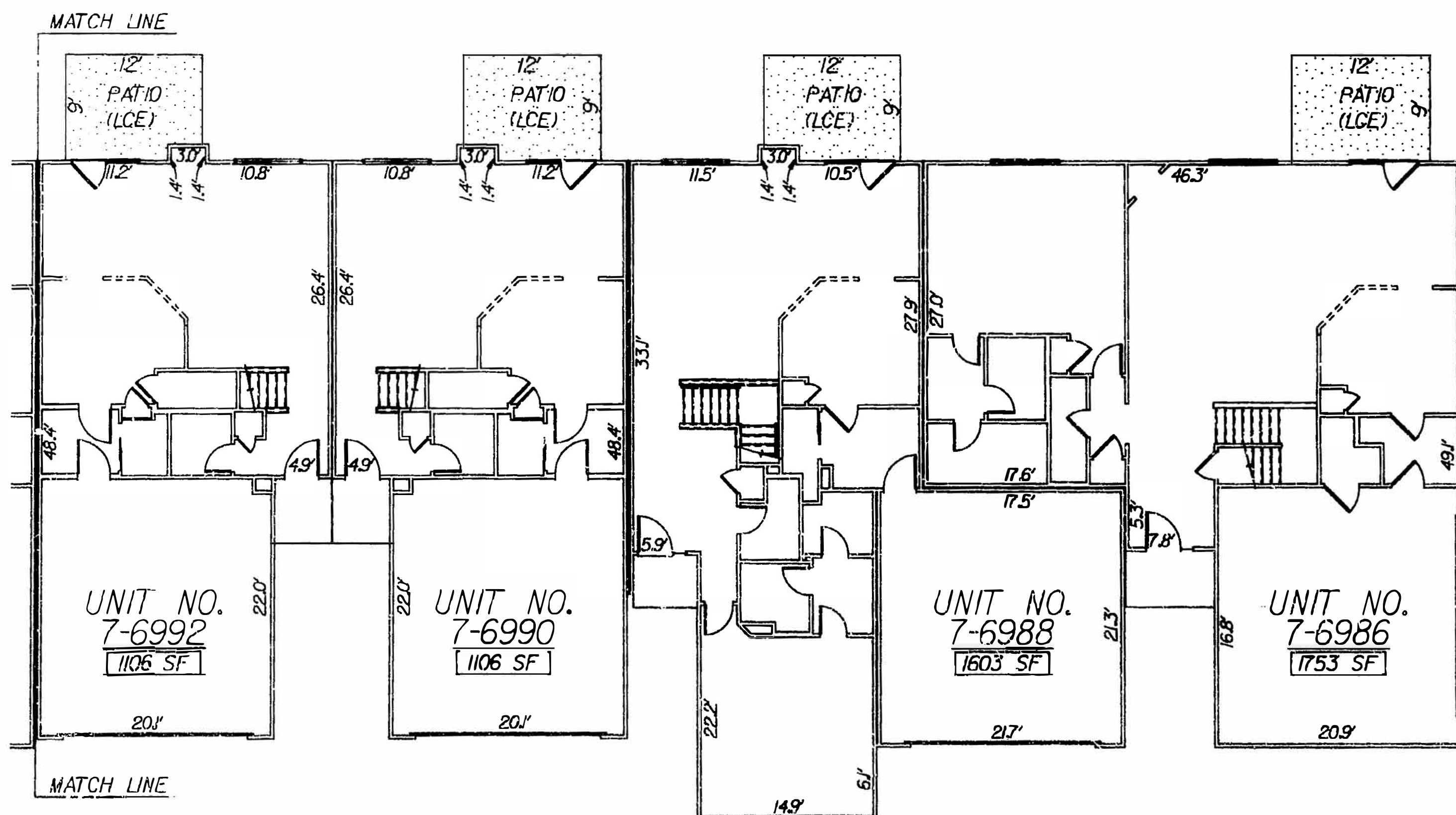
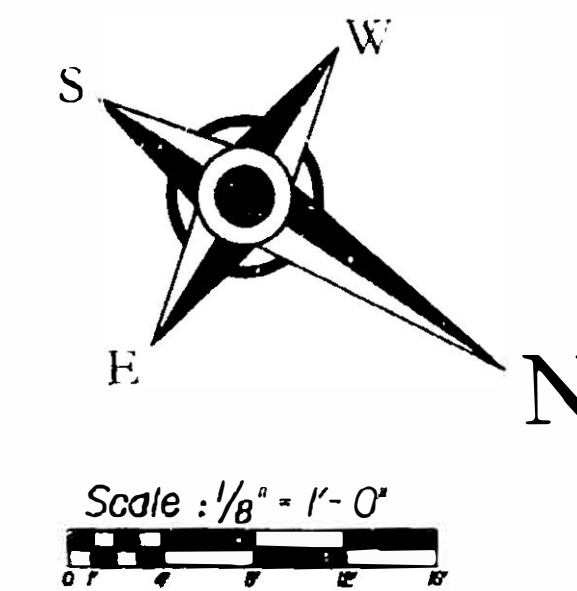
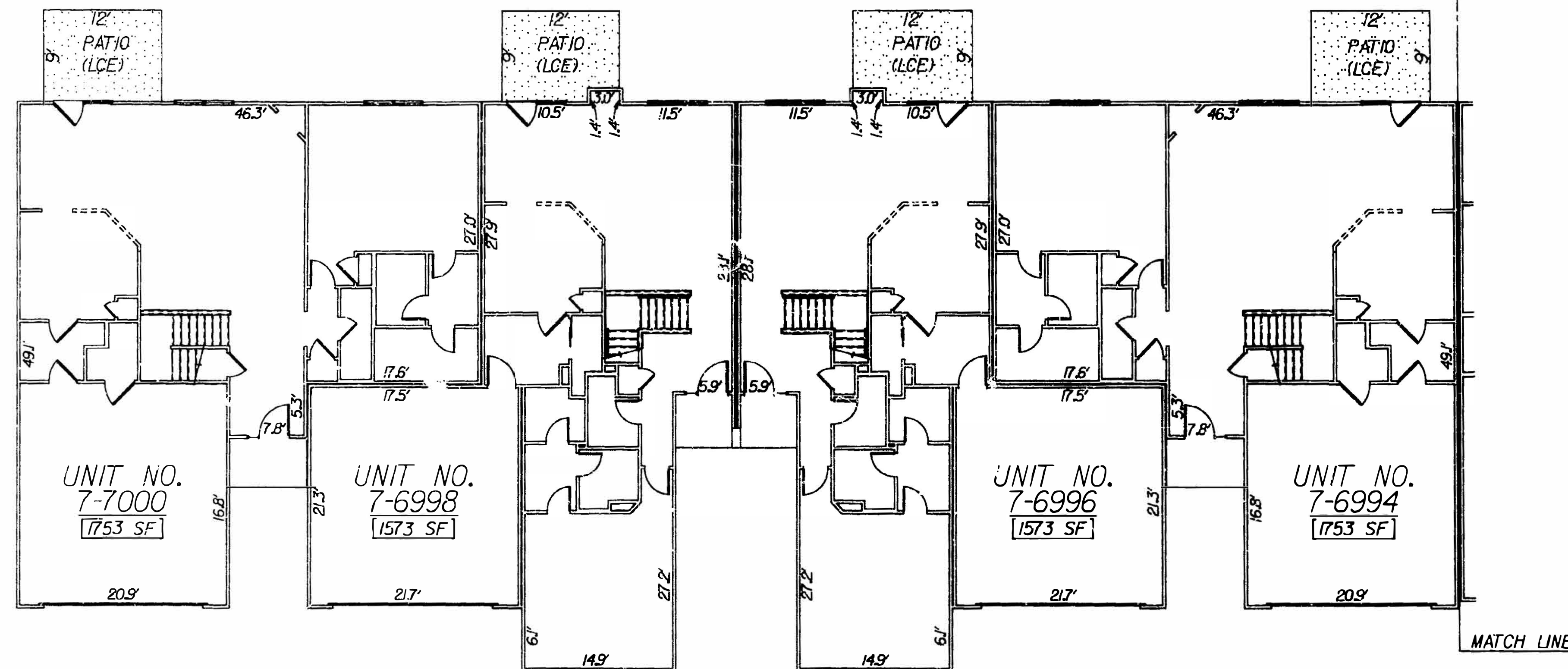
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Montgomery County,
July 29, 2005 Recorder

CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A
LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.s.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

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05 JUL 29 AM 9:42
KARL L. HILL
AUDITOR

200 Pg 13C



FIRST FLOOR BUILDING NO. 7

CONVENTIONAL CEILING ELEVATION = 952.6
FLOOR ELEVATION = 944.5

LEGEND

LIMITED COMMON ELEMENT (LCE)

INCHES
0 1 2 3 4
PLAT BOOK 200 PAGE:

13C

AUDITOR
KARL L. HILL
6715 NW 62nd St
FORT LAUDERDALE, FL 33309

DATE: 6/15/05
JOB NO. 03-1680J

PREPARED BY:

SHEET 4 OF 7

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1253 G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

INCHES
0 1 2 3 4

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July 29, 2005 Recorder

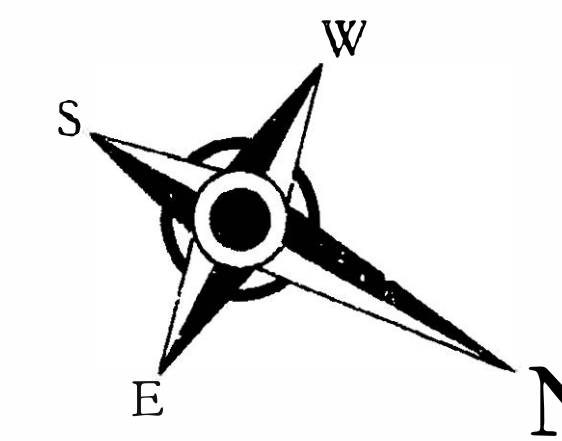
CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
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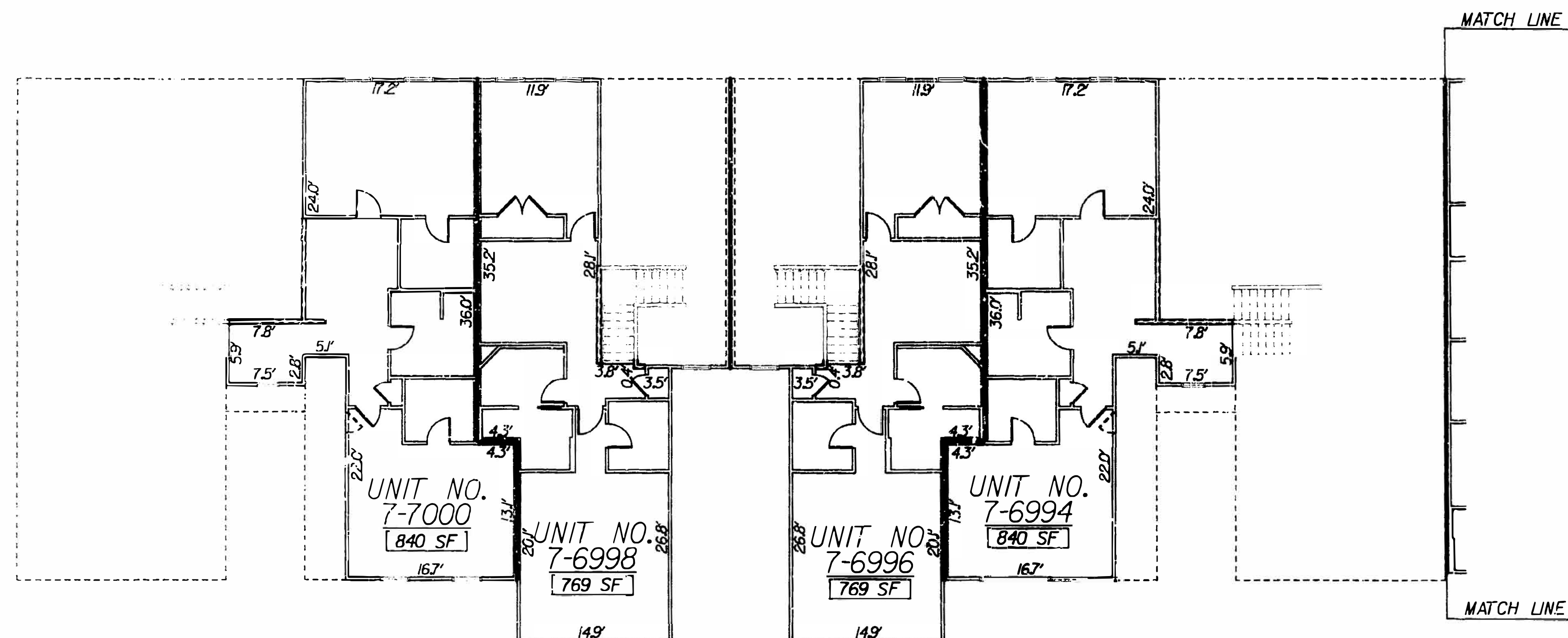
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CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

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KARL L. DEITH
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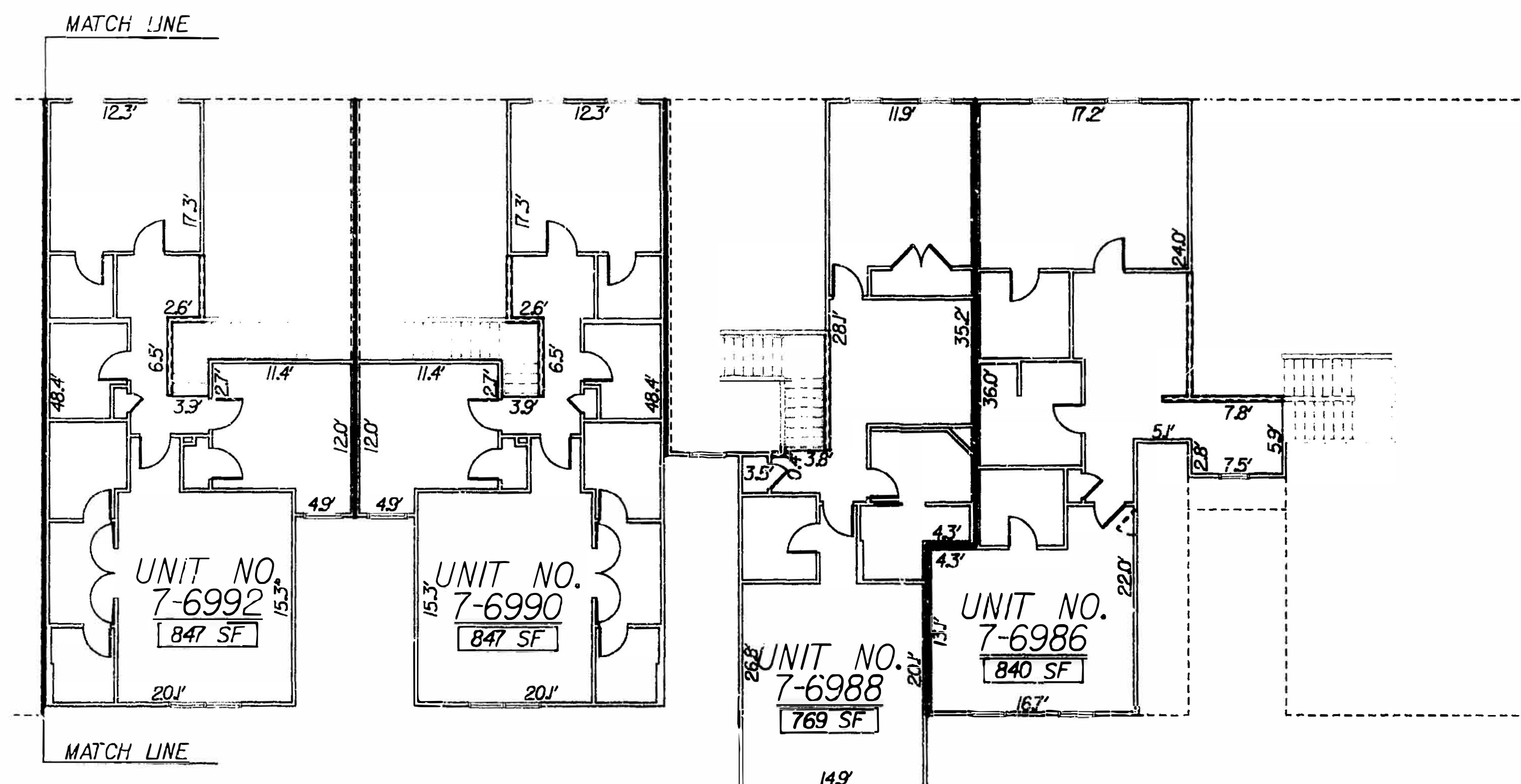
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Scale: 1/8" = 1'-0"



SECOND FLOOR BUILDING NO. 7
CONVENTIONAL CEILING ELEVATION - 962.1
FLOOR ELEVATION - 954.0



LEGEND

LIMITED COMMON ELEMENT (LCE)

INCHES 1 2 3 4
PLAT BOOK 200 PAGE: 13D

13D

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KARL L. DEITH
AUDITOR

DATE: 6/15/05
JOB NO: 03-1680-J

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SHEET 5 OF 7

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SURVEYORS
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INCHES 1 2 3 4

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Judy Dodge Recorder

CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
THE RESERVE AT THE FAIRWAYS - SECTION ONE
AS RECORDED IN PLAT BOOK 195, PAGE 21 & 21A
LOCATED IN
SECTION 18, TOWN 2, RANGE 8 M.R.s.
CITY OF HUBER HEIGHTS - MONTGOMERY COUNTY, OHIO
CONTAINING 1.336 ACRES

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AUDITOR

200 Pg 13E



NORTHEAST ELEVATION - BUILDING NO. 4



NORTHWEST ELEVATION - BUILDING NO. 4 SOUTHEAST ELEVATION - BUILDING NO. 4



SOUTHWEST ELEVATION - BUILDING NO. 4

INCHES 1 2 3 4
PLAT BOOK 200 PAGE:

13E

Scale: 1/8" = 1'-0"
0 1 2 3 4

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05 JUL 29 AM 9:43
KARL L. HUGHES
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DATE: 6/15/05
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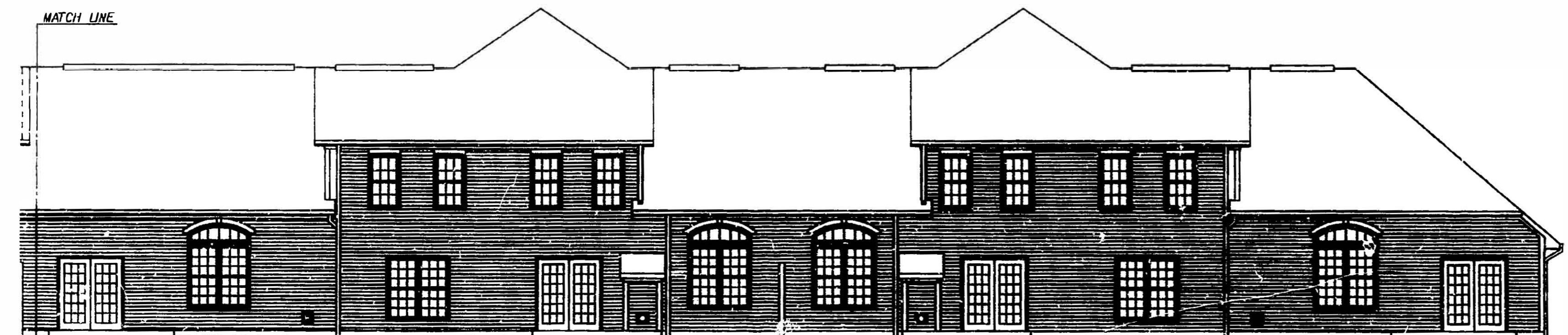
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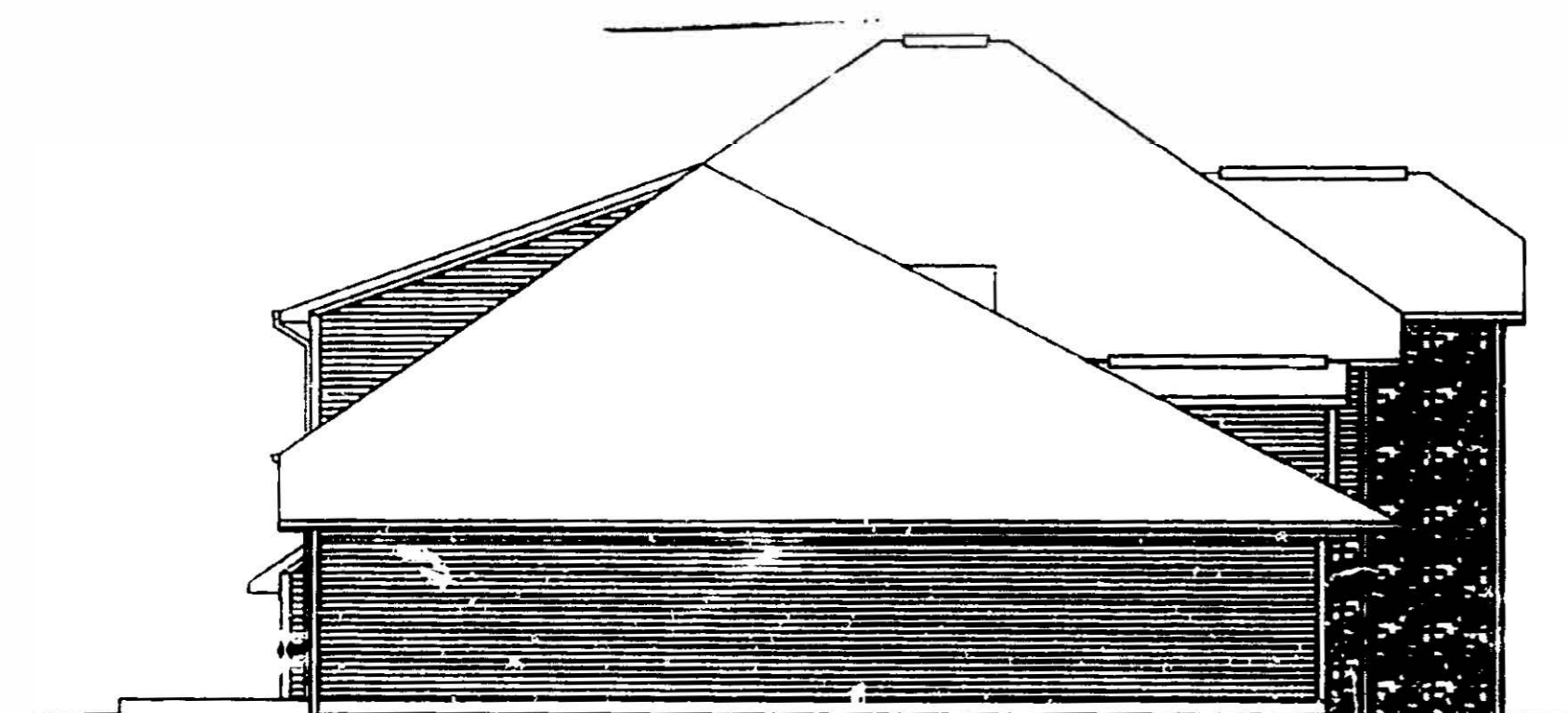
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Montgomery County
Judy Dodge Recorder



SOUTHWEST LEFT HALF ELEVATION - BUILDING NO. 7



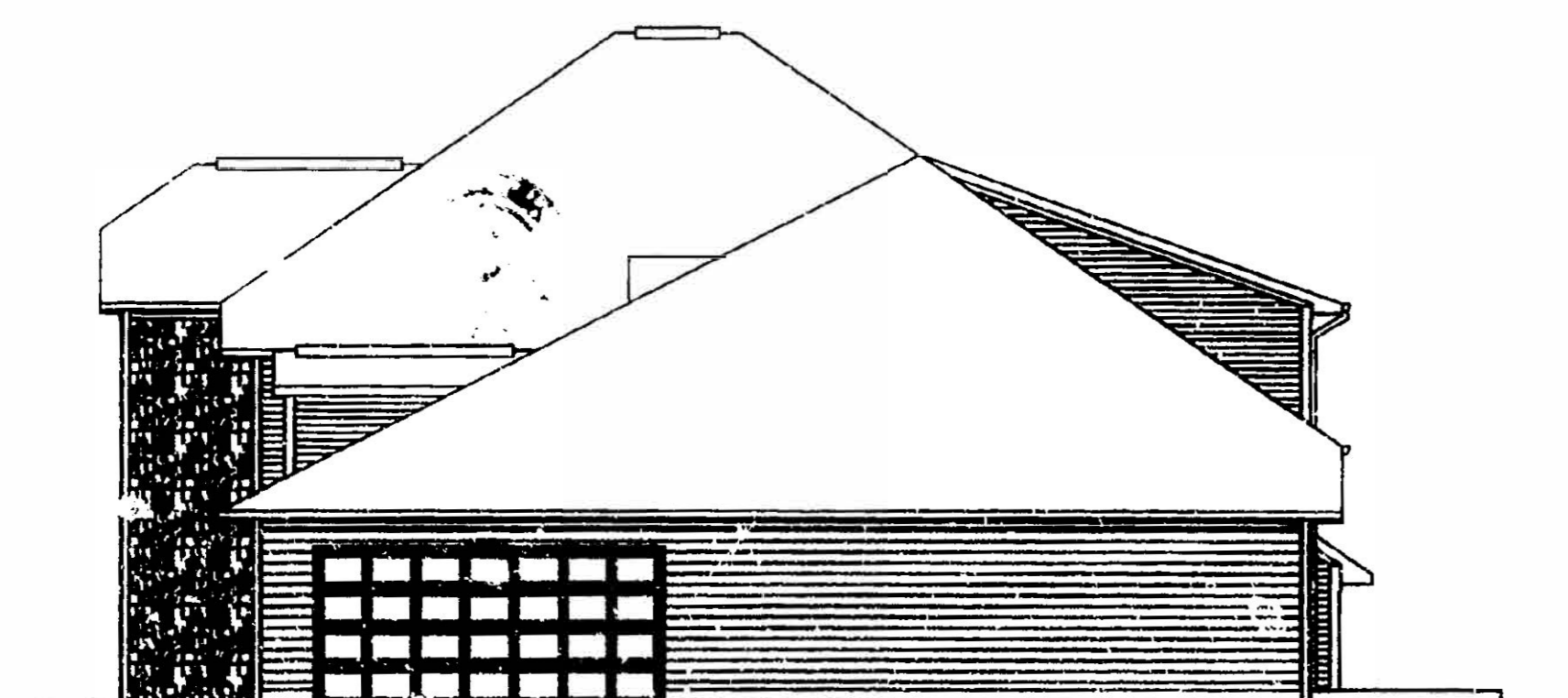
SOUTHWEST RIGHT HALF ELEVATION - BUILDING NO. 7



SOUTHEAST ELEVATION - BUILDING NO. 7



NORTHEAST LEFT HALF ELEVATION - BUILDING NO. 7



NORTHWEST ELEVATION - BUILDING NO. 7



NORTHEAST RIGHT HALF ELEVATION - BUILDING NO. 7

CONDOMINIUM PLAN
THE RESERVE AT THE FAIRWAYS
CONDOMINIUM
PHASE TWO

BEING ON PART OF LOT NUMBER 2 AND ALL OF LOT NUMBER 6 OF
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CONTAINING 1.336 ACRES

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AUDITOR

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

INCHES 1 2 3 4
PLAT BOOK 200 PAGE:

13F

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AUDITOR

DATE: 6/15/05
JOB: NO. 03-1600J

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SHEET 7 OF 7

INCHES 1 2 3 4

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