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TRANSFERRED BY DF 2.00
IN COMPLIANCE WITH SEC. 319.202 R.C.
DAVID LEVANDOWSKI, AUDITOR
LUCAS COUNTY, OHIO

FEE \$ EXEMPT
T. D. 65 PARCELS New Condo

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP OF HIDDEN HARBOUR CONDOMINIUM from 6916

Pursuant to the provisions of Section 5311.051, Ohio Revised Code, Hidden Harbour Associates, Inc., an Ohio corporation ("Developer"), hereby enters into this Amendment to Declaration of Condominium Ownership of Hidden Harbour ("Amendment") for the purpose of expanding Hidden Harbour Condominium, located in Lucas County, Ohio (the "Condominium").

WHEREAS, Developer has executed a Declaration of Condominium Ownership of Hidden Harbour Condominium ("Declaration") providing for the submission of certain land, described in Exhibit A to the Declaration, and thereby established the condominium known as Hidden Harbour Condominium; and

WHEREAS, Developer, as provided in Article XIV of the Declaration, has reserved the sole and exclusive right to expand the Condominium by adding thereto all or any portion of the real property described in Exhibit B to the Declaration; and

WHEREAS, Developer is the owner of that portion of the property more fully described in metes and bounds on Exhibit 1, attached hereto and made a part hereof ("Additional Property"), which consists of a portion of the property described in Exhibit B to the Declaration; and

WHEREAS, Developer wishes to exercise its option and right to expand the Condominium by the submission thereto of the Additional Property and the improvements erected thereon as hereinafter provided; and

WHEREAS, Developer has reallocated the undivided interests in the common areas and facilities in accordance with Article III of the Declaration; and

WHEREAS, developer has complied with all the provisions as set forth in Article XIV.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Hidden Harbour Condominium is hereby expanded by the addition of the Additional Property as described in Exhibit 1 hereto (said Additional Property being a portion of the property available for expansion as described on Exhibit B of the Declaration). The improvements constructed on the Additional Property include four (4) residential units in one (1) building. Each unit is principally constructed of wood with other customary building products and appliances. Said units are separately designated and legally described as fee simple estates. The units constructed on the Additional Property are designated as Units 3A, 3B, 3C and 3D. The approximate square footage of living area in each unit (exclusive of the garage) is as follows: 1,903 square feet in Unit 3A, 1,693 square feet in Unit 3B, 1,906 square feet in Unit 3C and 2,085 square feet in Unit 3D. Said units are located and the rooms in each unit have such dimensions as are shown on the drawings attached as Exhibit C to this Amendment. Unit 3A consists of a living room, dining room, sun room, utility room, two bedrooms, loft/den, two and one-half baths

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87 350A01

and a garage. Unit 3B consists of a living room, dining room, sun room, kitchen with eating area, foyer, two bedrooms, two and one-half baths and a garage. Unit 3C consists of a living room, dining room, sun room, kitchen with eating area, den, two bedrooms, two and one-half baths and a garage. Unit 3D consists of a living room, dining room, sun room, kitchen with eating area, foyer, two bedrooms, loft/den, two and one-half baths, attic storage area and a garage. A patio and a deck are provided, as part of the limited common areas, for each unit. Each unit has immediate access to a common area not occupied by a building and as such each owner has free access to public roads. A plot plan showing the condominium property, as expanded, the improvements located thereon and the property available for expansion is attached hereto as Exhibit C.

2. All of the condominium property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described in the Declaration or in the drawings as a part of a unit, are common areas. Those portions of the common areas that are labeled or designated "LCAM" or limited common areas on the drawings are limited common areas.

3. Pursuant to the provisions of Article III of the Declaration and Section 5311.04, Ohio Revised Code, the undivided interest in the common areas and facilities are hereby allocated as shown on Exhibit 2 hereto. The percentage interest for each unit as shown on Exhibit 2 is equal to the product of (i) the number of square feet in the unit divided by the total number of square feet in all of the units on the condominium property, as expanded, and (ii) one hundred (100). The square footage of each unit shall be determined by the Developer. Once established, said figures shall be binding upon all unit owners.

4. As set forth in the Declaration, the Developer hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including without limitation the right to further expand the Condominium by adding all or any portion of the remaining land described on Exhibit B of the Declaration to the provisions of the Declaration and to include same as a part of the Condominium. The Declaration may be amended from time to time to add all or any portion of the property described on Exhibit 3 by the filing from time to time of an amendment to the Declaration pursuant to Section 5311.051, Ohio Revised Code. Except as provided in the preceding sentence and in Article XIV of the Declaration, no further amendments may be made to the Declaration except in conformance with Sections 5311.04 and 5311.05(B)(9), Ohio Revised Code and Article XIII of the Declaration.

5. Each family unit owner, upon acquisition of his interest in the unit, upon payment of the initial assessment of Two Hundred Twenty-Five Dollars (\$225.00), shall automatically become a member of the Hidden Harbour Condominium Owners' Association ("Association").

6. The person to receive services of process for the Association shall be Wayne Hyde, 3000 Douglas Road, Toledo, Ohio 435606.

7. Except as modified by this Amendment, Developer ratifies and confirms all of the terms and provisions of the Declaration and Bylaws of the Condominium.

IN WITNESS WHEREOF, Hidden Harbour Associates, Inc. has caused this Amendment to be executed, this 21st day of July, 1987.

Signed in the presence of:

Mary Carol Krotzer
Ronald A. Leiser

HIDDEN HARBOUR ASSOCIATES, INC.

BY: Thomas S. Peirce
Thomas S. Peirce, President

ACKNOWLEDGEMENT

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, a Notary Public in and for said County, personally appeared Thomas S. Peirce, President of Hidden Harbour Associates, Inc., who acknowledged that he did sign this Amendment as such officer of the corporation, and that the same is his voluntary act and deed and the voluntary act and deed of the corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of July, 1987.

Mary Carol Krotzer
Notary Public

This instrument prepared by:

Fuller & Henry
Toledo, Ohio 43604

MARY CAROL KROTZER
Notary Public, State of Ohio
My commission expires July 1, 1988



87 350A03

EXHIBIT 1

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

Condominium Property Added

A parcel of land being all of Building Areas nine (9), ten (10), eleven (11) and twelve (12) and part of the Common Area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8)) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of three hundred twenty-four and fifteen hundredths (324.15) feet to the TRUE POINT OF BEGINNING; thence continuing easterly along the last described line a distance of one hundred sixty-five and forty-seven hundredths (165.47) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six

Hidden Harbour, July 16, 1987
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(06) seconds East, a distance of three hundred seventy-four and eighty-nine hundredths (374.89) feet to point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred thirty-seven and forty-seven hundredths (137.47) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety and zero hundredths (90.00) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of twenty-eight and zero hundredths (28.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred eighty-four and thirty-five hundredths (284.35) feet to the TRUE POINT OF BEGINNING.

Containing one and three hundred sixty-five thousandths (1.365) acres of land, more or less. Subject, however, to all easements of record.

TRW Project No. 397-007, July 16, 1987/FTO

D:87 LEGAL DES. #1
B:HHADDS.LEG

87 350A05

EXHIBIT 2

<u>Family Unit Designation</u>	<u>Square Footage</u>	<u>Percentage Interest in Common Areas and Facilities per Unit</u>
1A	1903	8.36%
2A	1693	7.44%
1C	1906	8.37 1/3%
1D	2085	9.16%
2A	1903	8.36%
2B	1693	7.44%
2C	1906	8.37 1/3%
2D	2085	9.16%
3A	1903	8.36%
3B	1693	7.44%
3C	1906	8.37 1/3%
3D	2085	9.16%

EXHIBIT. 3

HIDDEN HARBOUR

LEGAL DESCRIPTION

Additional Property

A parcel of land being part of Hidden Harbour Plat I and also being part of the Southeast one-quarter (1/4) and part of the Southwest one-quarter (1/4) of Section eight (8), Town two (2), United State Reserve, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to the TRUE POINT OF BEGINNING; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of fifty and zero hundredths (50.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred ninety and eighty-nine hundredths (190.89) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred ninety and forty-three hundredths (290.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred fifty and zero hundredths (150.00) feet to a point; thence southerly along a line

parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of forty and forty-three hundredths (40.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety-four and ninety-two hundredths (94.92) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred fifty and zero hundredths (250.00) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred eighty and zero hundredths (280.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred ninety-five and seventy hundredths (295.70) feet to the intersection of the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8) and the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence northerly along the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, sixteen (16) minutes, thirty-six (36) seconds West, a distance of two thousand five hundred eighty-two and ninety-three hundredths (2582.93) feet to a point on the North line of the Southwest one-quarter (1/4) of said Section eight (8); thence easterly along

Hidden Harbour, July 16, 1987
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the North line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, fourteen (14) minutes, twenty (20) seconds East, a distance of one thousand three hundred twenty-seven and thirty-seven hundredths (1327.37) feet to the center of said Section eight (8); thence easterly along the North line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirteen (13) minutes, thirty (30) seconds East, a distance of six hundred eighty-four and nine hundredths (684.09) feet to a point; thence southeasterly along a line having a bearing of South forty-five (45) degrees, forty-six (46) minutes, fifteen (15) seconds East, a distance of eighty-four and ninety-five hundredths (84.95) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two thousand four hundred eighty-four and forty-eight hundredths (2484.48) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8) and also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of eighty-eight and ninety hundredths (88.90) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred one and fifty hundredths (201.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred ninety-eight and thirty-eight hundredths (198.38) feet to a point; thence southerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds East, a distance of eleven and fifty hundredths (11.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred one and eighty-eight hundredths (201.88) feet to a point; thence northerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds West, a distance of sixty-five and zero hundredths (65.00) feet to a point; thence westerly along

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Hidden Harbour, July 16, 1987

Page 4

a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred fifty-five and forty-four hundredths (255.44) feet to a point on the North-South center line of said Section eight (8); thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of seventy-seven and twenty-nine hundredths (77.29) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence northeasterly along a line having a bearing of North forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds East, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence easterly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of two hundred twenty-seven and forty-seven hundredths (227.47) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of three hundred seventy-four and eighty-nine hundredths (374.89) feet to a point; thence westerly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of South eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds West, a distance of four hundred eighty-nine and sixty-two hundredths (489.62) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to the TRUE POINT OF BEGINNING.

Containing one hundred nine⁺ and two hundred eighty-four thousandths (109.284) acres of land, more or less. Subject, however, to all legal highways and easements of record.

TRW Project No. 397-007, July 16, 1987/FTO

D:1986 LEGAL #1
B:HHADD3.LEG

87 350A10

MORTGAGEE'S CONSENT

Midland Buckeye Federal Savings and Loan Association, the mortgagee of the above-described premises, hereby grants its consent to submission of the premises to the provisions of Chapter 5311 of the Ohio Revised Code as condominium property, known as Hidden Harbour Condominium, pursuant to the foregoing Amendment, preserving, however, all of its rights as mortgagee thereof.

Signed in the presence of:

[Handwritten signatures]

MIDLAND BUCKEYE FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *[Signature]*
Richard G. Shreve, Vice Pres.
By: *[Signature]*
Richard O. Rutledge, Assistant Vice Pres.

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, Notary Public in and for said County, personally appeared Richard G. Shreve Vice President of Midland Buckeye Federal Savings and Loan Association, and Richard O. Rutledge Assistant Vice Pres. of Midland Buckeye Federal Savings and Loan Association, who acknowledged that they did sign said Mortgagee's Consent as such officers of Midland Buckeye Federal Savings and Loan Association, and that said instrument is the voluntary act and deed of the said Vice President and Assistant Vice Pres. as such officers, and the voluntary act and deed of Midland Buckeye Federal Savings and Loan Association, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 23rd day of July, 1987.

2800 *[Signature]*
Notary Public

Daniel R. Middleton, Notary Public
Ohio
my commission expires July 25, 1989

RECEIVED & RECORDED

JUL 28 1987 *3 39 PM*
BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

87 350A11

*Louisville Box
attn: John Martin*

JUL 31 1987

12223

JUL 28 1987

TRANSFERRED BY DE 200
IN COMPLIANCE WITH SEC. 319.202 R.C.
DAVID LEWANDOWSKI, AUDITOR
LUCAS COUNTY, OHIO

TRANSFER NOT NECESSARY
IN COMPLIANCE WITH SEC. 319.202 R.C.
DAVID LEWANDOWSKI, AUDITOR
LUCAS COUNTY, OHIO

FEE \$ _____ EXEMPT
T. D. 65 PARCELS New Roads

BY Rocky Edell
T. D. 65 PARCELS New Roads
from 86827, 86831, 86834
86837, 86848

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP OF HIDDEN HARBOUR CONDOMINIUM

from 6916

SECOND RECORD

Pursuant to the provisions of Section 5311.051, Ohio Revised Code, Hidden Harbour Associates, Inc., an Ohio corporation ("Developer"), hereby enters into this Amendment to Declaration of Condominium Ownership of Hidden Harbour ("Amendment") for the purpose of expanding Hidden Harbour Condominium, located in Lucas County, Ohio (the "Condominium").

WHEREAS, Developer has executed a Declaration of Condominium Ownership of Hidden Harbour Condominium ("Declaration") providing for the submission of certain land, described in Exhibit A to the Declaration, and thereby established the condominium known as Hidden Harbour Condominium; and

WHEREAS, Developer, as provided in Article XIV of the Declaration, has reserved the sole and exclusive right to expand the Condominium by adding thereto all or any portion of the real property described in Exhibit B to the Declaration; and

WHEREAS, Developer is the owner of that portion of the property more fully described in metes and bounds on Exhibit 1, attached hereto and made a part hereof ("Additional Property"), which consists of a portion of the property described in Exhibit B to the Declaration; and

WHEREAS, Developer wishes to exercise its option and right to expand the Condominium by the submission thereto of the Additional Property and the improvements erected thereon as hereinafter provided; and

WHEREAS, Developer has reallocated the undivided interests in the common areas and facilities in accordance with Article III of the Declaration; and

WHEREAS, Developer has complied with all the provisions as set forth in Article XIV.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Hidden Harbour Condominium is hereby expanded by the addition of the Additional Property as described in Exhibit 1 hereto (said Additional Property being a portion of the property available for expansion as described on Exhibit B of the Declaration). The improvements constructed on the Additional Property include four (4) residential units in one (1) building. Each unit is principally constructed of wood with other customary building products and appliances. Said units are separately designated and legally described as fee simple estates. The units constructed on the Additional Property are designated as Units 3A, 3B, 3C and 3D. The approximate square footage of living area in each unit (exclusive of the garage) is as follows: 1,903 square feet in Unit 3A, 1,693 square feet in Unit 3B, 1,906 square feet in Unit 3C and 2,085 square feet in Unit 3D. Said units are located and the rooms in each unit have such dimensions as are shown on the drawings attached as Exhibit C to this Amendment. Unit 3A consists of a living room, dining room, sun room, utility room, two bedrooms, loft/den, two and one-half baths

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and a garage. Unit 3B consists of a living room, dining room, sun room, kitchen with eating area, foyer, two bedrooms, two and one-half baths and a garage. Unit 3C consists of a living room, dining room, sun room, kitchen with eating area, den, two bedrooms, two and one-half baths and a garage. Unit 3D consists of a living room, dining room, sun room, kitchen with eating area, foyer, two bedrooms, loft/den, two and one-half baths, attic storage area and a garage. A patio and a deck are provided, as part of the limited common areas, for each unit. Each unit has immediate access to a common area not occupied by a building and as such each owner has free access to public roads. A plot plan showing the condominium property, as expanded, the improvements located thereon and the property available for expansion is attached hereto as Exhibit C.

2. All of the condominium property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described in the Declaration or in the drawings as a part of a unit, are common areas. Those portions of the common areas that are labeled or designated "LCA" or limited common areas on the drawings are limited common areas.

3. Pursuant to the provisions of Article III of the Declaration and Section 5311.04, Ohio Revised Code, the undivided interest in the common areas and facilities are hereby allocated as shown on Exhibit 2 hereto. The percentage interest for each unit as shown on Exhibit 2 is equal to the product of (i) the number of square feet in the unit divided by the total number of square feet in all of the units on the condominium property, as expanded, and (ii) one hundred (100). The square footage of each unit shall be determined by the Developer. Once established, said figures shall be binding upon all unit owners.

4. As set forth in the Declaration, the Developer hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including without limitation the right to further expand the Condominium by adding all or any portion of the remaining land described on Exhibit B of the Declaration to the provisions of the Declaration and to include same as a part of the Condominium. The Declaration may be amended from time to time to add all or any portion of the property described on Exhibit 3 by the filing from time to time of an amendment to the Declaration pursuant to Section 5311.051, Ohio Revised Code. Except as provided in the preceding sentence and in Article XIV of the Declaration, no further amendments may be made to the Declaration except in conformance with Sections 5311.04 and 5311.05(a)(9), Ohio Revised Code and Article XIII of the Declaration.

5. Each family unit owner, upon acquisition of his interest in the unit, upon payment of the initial assessment of Two Hundred Twenty-five Dollars (\$225.00), shall automatically become a member of the Hidden Harbour Condominium Owners' Association ("Association").

6. The person to receive services of process for the Association shall be Wayne Hyde, 3000 Douglas Road, Toledo, Ohio 435606.

~~87 350A02~~

87 357008

7. Except as modified by this Amendment, Developer ratifies and confirms all of the terms and provisions of the Declaration and Bylaws of the Condominium.

IN WITNESS WHEREOF, Hidden Harbour Associates, Inc. has caused this Amendment to be executed, this 21st day of July, 1987.

Signed in the presence of:
Mary Carol Krotzer
MDonald A. Leiser

HIDDEN HARBOUR ASSOCIATES, INC.
By: Thomas S. Peirce
Thomas S. Peirce, President

ACKNOWLEDGEMENT

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, a Notary Public in and for said County, personally appeared Thomas S. Peirce, President of Hidden Harbour Associates, Inc., who acknowledged that he did sign this Amendment as such officer of the corporation, and that the same is his voluntary act and deed and the voluntary act and deed of the corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of July, 1987.

Mary Carol Krotzer
Notary Public

This instrument prepared by:
Fuller & Henry
Toledo, Ohio 43604

MARY CAROL KROTZER
Notary Public, State of Ohio
My commission expires July 1, 1998



~~87 350A03~~

87 357009

EXHIBIT 1

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

Condominium Property Added

A parcel of land being all of Building Areas nine (9), ten (10), eleven (11) and twelve (12) and part of the Common Area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8)) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of three hundred twenty-four and fifteen hundredths (324.15) feet to the TRUE POINT OF BEGINNING; thence continuing easterly along the last described line a distance of one hundred sixty-five and forty-seven hundredths (165.47) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six

~~87 350A04~~

87 357C10

Hidden Harbour, July 16, 1987
Page 2

(06) seconds East, a distance of three hundred seventy-four and eighty-nine hundredths (374.89) feet to point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred thirty-seven and forty-seven hundredths (137.47) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety and zero hundredths (90.00) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of twenty-eight and zero hundredths (28.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred eighty-four and thirty-five hundredths (284.35) feet to the TRUE POINT OF BEGINNING.

Containing one and three hundred sixty-five thousandths (1.365) acres of land, more or less. Subject, however, to all easements of record.

TRW Project No. 397-007, July 16, 1987/FTO

D:87 LEGAL DES. #1
B:HHADD3.LEG

~~87 350A05~~

87 357C11

EXHIBIT 2

<u>Family Unit Designation</u>	<u>Square Footage</u>	<u>Percentage Interest in Common Areas and Facilities per Unit</u>
1A	1903	8.36%
1B	1693	7.44%
1C	1906	8.37 1/3%
1D	2085	9.16%
2A	1903	8.36%
2B	1693	7.44%
2C	1906	8.37 1/3%
2D	2085	9.16%
3A	1903	8.36%
3B	1693	7.44%
3C	1906	8.37 1/3%
3D	2085	9.16%

~~87 350A06~~

87 357C12

EXHIBIT. 3

HIDDEN HARBOUR

LEGAL DESCRIPTION

Additional Property

A parcel of land being part of Hidden Harbour Plat I and also being part of the Southeast one-quarter (1/4) and part of the Southwest one-quarter (1/4) of Section eight (8), Town two (2), United State Reserve, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to the TRUE POINT OF BEGINNING; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of fifty and zero hundredths (50.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred ninety and eighty-nine hundredths (190.89) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred ninety and forty-three hundredths (290.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred fifty and zero hundredths (150.00) feet to a point; thence southerly along a line

Hidden Harbour, July 16, 1987

Page 2

parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of forty and forty-three hundredths (40.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety-four and ninety-two hundredths (94.92) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred fifty and zero hundredths (250.00) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred eighty and zero hundredths (280.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred ninety-five and seventy hundredths (295.70) feet to the intersection of the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8) and the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence northerly along the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, sixteen (16) minutes, thirty-six (36) seconds West, a distance of two thousand five hundred eighty-two and ninety-three hundredths (2582.93) feet to a point on the North line of the Southwest one-quarter (1/4) of said Section eight (8); thence easterly along

87 357D02

~~87 350A08~~

the North line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, fourteen (14) minutes, twenty (20) seconds East, a distance of one thousand three hundred twenty-seven and thirty-seven hundredths (1327.37) feet to the center of said Section eight (8); thence easterly along the North line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirteen (13) minutes, thirty (30) seconds East, a distance of six hundred eighty-four and nine hundredths (684.09) feet to a point; thence southeasterly along a line having a bearing of South forty-five (45) degrees, forty-six (46) minutes, fifteen (15) seconds East, a distance of eighty-four and ninety-five hundredths (84.95) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two thousand four hundred eighty-four and forty-eight hundredths (2484.48) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8) and also being the southerly line of Hidden Harbour Flat I) having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of eighty-eight and ninety hundredths (88.90) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred one and fifty hundredths (201.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred ninety-eight and thirty-eight hundredths (198.38) feet to a point; thence southerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds East, a distance of eleven and fifty hundredths (11.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred one and eighty-eight hundredths (201.88) feet to a point; thence northerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds West, a distance of sixty-five and zero hundredths (65.00) feet to a point; thence westerly along

Hidden Harbour, July 16, 1987
Page 4

a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred fifty-five and forty-four hundredths (255.44) feet to a point on the North-South center line of said Section eight (8); thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of seventy-seven and twenty-nine hundredths (77.29) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence northeasterly along a line having a bearing of North forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds East, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence easterly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of two hundred twenty-seven and forty-seven hundredths (227.47) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of three hundred seventy-four and eighty-nine hundredths (374.89) feet to a point; thence westerly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of South eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds West, a distance of four hundred eighty-nine and sixty-two hundredths (489.62) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to the TRUE POINT OF BEGINNING.

Containing one hundred nine⁺ and two hundred eighty-four thousandths (109.284) acres of land, more or less. Subject, however, to all legal highways and easements of record.

TRW Project No. 397-007, July 16, 1987/FTO

D:1986 LEGAL #1
B:HHADD3.LEG

~~87 350A10~~

87 357D04

MORTGAGEE'S CONSENT

Midland Buckeye Federal Savings and Loan Association, the mortgagee of the above-described premises, hereby grants its consent to submission of the premises to the provisions of Chapter 5311 of the Ohio Revised Code as condominium property, known as Hidden Harbour Condominium, pursuant to the foregoing Amendment, preserving, however, all of its rights as mortgagee thereof.

Signed in the presence of:

[Handwritten signatures]

MIDLAND BUCKEYE FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *[Signature]*
Richard G. Shreve, Vice Pres.
By: *[Signature]*
Richard O. Rutledge, Assistant Vice Pres.

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, Notary Public in and for said County, personally appeared Richard G. Shreve Vice President of Midland Buckeye Federal Savings and Loan Association, and Richard O. Rutledge Assistant Vice Pres. of Midland Buckeye Federal Savings and Loan Association, who acknowledged that they did sign said Mortgagee's Consent as such officers of Midland Buckeye Federal Savings and Loan Association, and that said instrument is the voluntary act and deed of the said Vice President and Assistant Vice Pres. as such officers, and the voluntary act and deed of Midland Buckeye Federal Savings and Loan Association, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 23rd day of July, 1987.

SECOND RECORD

RECEIVED & RECORDED

JUL 28 1987
BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

RECEIVED & RECORDED

JUL 31 1987
BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

[Signature]
Notary Public

Daniel R. Middleton, Notary Public
Ohio
my commission expires July 25, 1989.



7/31
Louisville Box
Martin

TRANSFERRED BY R. J. 3.05
IN COMPLIANCE WITH SEC. 319.202 R.C.
DAVID LEWANDOWSKI, AUDITOR
LUCAS COUNTY, OHIO

JAN 11 1980

138

FEE \$ _____ EXEMPT

T. 015 PARCEL new condo

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP OF HIDDEN HARBOUR CONDOMINIUM

Pursuant to the provisions of Section 5311.051, Ohio Revised Code, Hidden Harbour Associates, Inc., an Ohio corporation ("Developer"), hereby enters into this Second Amendment to Declaration of Condominium Ownership of Hidden Harbour ("Amendment") for the purpose of expanding Hidden Harbour Condominium, located in Lucas County, Ohio (the "Condominium").

WHEREAS, Developer has executed a Declaration of Condominium Ownership of Hidden Harbour Condominium ("Declaration") providing for the submission of certain land, described in Exhibit A to the Declaration, and thereby established the condominium known as Hidden Harbour Condominium; and

WHEREAS, Developer, as provided in Article XIV of the Declaration, has reserved the sole and exclusive right to expand the Condominium by adding thereto all or any portion of the real property described in Exhibit B to the Declaration; and

WHEREAS, Developer is the owner of that portion of the property more fully described in metes and bounds on Exhibit 1, attached hereto and made a part hereof ("Additional Property"), which consists of a portion of the property described in Exhibit B to the Declaration; and

WHEREAS, Developer wishes to exercise its option and right to expand the Condominium by the submission thereto of the Additional Property and the improvements erected thereon as hereinafter provided; and

WHEREAS, Developer has reallocated the undivided interests in the common areas and facilities in accordance with Article III of the Declaration; and

WHEREAS, Developer has complied with all the provisions as set forth in Article XIV.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Hidden Harbour Condominium is hereby expanded by the addition of the Additional Property as described in Exhibit 1 hereto (said Additional Property being a portion of the property available for expansion as described on Exhibit B of the Declaration). Upon the filing of this Second Amendment, the Condominium Property shall consist of the property described on Exhibit 2 hereto. The improvements constructed on the Additional Property include four (4) residential units in one (1) building. Each unit is principally constructed of wood with other customary building products and appliances. Said units are separately designated and legally described as fee simple estates. The units constructed on the Additional Property are designated as Units 4A, 4B, 4C and 4D. The approximate square footage of living area in each unit (exclusive of the garage) is as follows: 2,145 square feet in Unit 4A, 1,838 square feet in Unit 4B, 1,693 square feet in Unit 4C and 2,145 square feet in Unit 4D. Said units are located and the rooms in each unit have such dimensions as are shown on the drawings attached as Exhibit C to this Amendment. Unit 4A consists of a living room, dining room, sun room, kitchen with eating area, foyer, two bedrooms, loft/den, two

and one-half baths, attic storage area and a garage. Unit 4B consists of a living room, dining room, sun room, kitchen with eating area, foyer, den, two bedrooms, two and one-half baths and a garage. Unit 4C consists of a living room, dining room, kitchen with eating area, foyer, two bedrooms, two and one-half baths and a garage. Unit 4D consists of a living room, dining room, kitchen with eating area, foyer, three bedrooms, loft/den, two and one-half baths and a garage. A patio and a deck are provided, as part of the limited common areas, for each unit. Each unit has immediate access to a common area not occupied by a building and as such each owner has free access to public roads. A plot plan showing the condominium property, as expanded, the improvements located thereon and the property available for expansion is attached hereto as Exhibit C.

2. All of the condominium property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described in the Declaration or in the drawings as a part of a unit, are common areas. Those portions of the common areas that are labeled or designated "LCA" or limited common areas on the drawings are limited common areas.

3. Pursuant to the provisions of Article III of the Declaration and Section 5311.04, Ohio Revised Code, the undivided interest in the common areas and facilities are hereby allocated as shown on Exhibit 3 hereto. The percentage interest for each unit as shown on Exhibit 3 is equal to the product of (i) the number of square feet in the unit divided by the total number of square feet in all of the units on the condominium property, as expanded, and (ii) one hundred (100). The square footage of each unit shall be determined by the Developer. Once established, said figures shall be binding upon all unit owners.

4. As set forth in the Declaration, the Developer hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including without limitation the right to further expand the Condominium by adding all or any portion of the remaining land described on Exhibit 3 of the Declaration to the provisions of the Declaration and to include same as a part of the Condominium. The Declaration may be amended from time to time to add all or any portion of the property described on Exhibit 4 by the filing from time to time of an amendment to the Declaration pursuant to Section 5311.051, Ohio Revised Code. Except as provided in the preceding sentence and in Article XIV of the Declaration, no further amendments may be made to the Declaration except in conformance with Sections 5311.04 and 5311.05(B)(9), Ohio Revised Code and Article XIII of the Declaration.

5. Each family unit owner, upon acquisition of his interest in the unit, upon payment of the initial assessment of Two Hundred Twenty-Five Dollars (\$225.00), shall automatically become a member of the Hidden Harbour Condominium Owners' Association ("Association").

6. The person to receive services of process for the Association shall be Wayne Hyde, 3000 Douglas Road, Toledo, Ohio 43606.

7. Except as modified by this Amendment, Developer ratifies and confirms all of the terms and provisions of the Declaration and Bylaws of the Condominium.

IN WITNESS WHEREOF, Hidden Harbour Associates, Inc. has caused this Amendment to be executed, this 28TH day of DECEMBER, 1987.

Signed in the presence of:

Donald G. Krises

HIDDEN HARBOUR ASSOCIATES, INC.

By: Thomas S. Peirce
Thomas S. Peirce, President

ACKNOWLEDGEMENT

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, a Notary Public in and for said County, personally appeared Thomas S. Peirce, President of Hidden Harbour Associates, Inc., who acknowledged that he did sign this Amendment as such officer of the corporation, and that the same is his voluntary act and deed and the voluntary act and deed of the corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 28th day of December, 1987.

Mary Carol Krotyer
Notary Public
MARY CAROL KROTYER
Notary Public, State of Ohio
My commission expires July 1, 1988

This instrument prepared by:

Fuller & Henry
Toledo, Ohio 43604



EXHIBIT 1

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

CONDOMINIUM PROPERTY ADDED

A parcel of land being all of building areas 13, 14, 15, 16 and part of the common area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8)) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of four hundred eighty-nine and sixty-two hundredths (489.62) feet to the TRUE POINT OF BEGINNING; thence continuing easterly along the last described line a distance of one hundred thirty-nine and forty-eight hundredths (139.48) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of four hundred one and thirty-six hundredths (401.36) feet to a point; thence northwesterly along a line having a bearing of North seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds West, a distance of one hundred thirty and seven hundredths (130.07) feet to a point;

thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of twelve and twelve hundredths (12.12) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of three hundred seventy-four and eighty-nine hundredths (374.89) feet to the TRUE POINT OF BEGINNING.

Containing one and two hundred thirty-nine thousandths (1.239) acres of land, more or less. Subject, however, to all easements of record.

TRW Project No. 397-008, Plat I
December 16, 1987/FTO

D:B7LEGAL DE6. #1
B:LEG008.397

EXHIBIT 2

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

Condominium Property

A parcel of land being all of building areas 1 thru 16 inclusive, and part of the common area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said point being the TRUE POINT OF BEGINNING and said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8)) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of six hundred twenty-nine and ten hundredths (629.10) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of four hundred one and thirty-six hundredths (401.36) feet to a point; thence northwesterly along a line having a bearing of North seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds West, a distance of one hundred thirty and seven hundredths (130.07) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8).

having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred thirty-nine and fifty-nine hundredths (239.59) feet to a point; thence southwesterly along a line having a bearing of South forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds West, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety and ninety-seven hundredths (90.97) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty-five and zero hundredths (255.00) feet to the TRUE POINT OF BEGINNING.

Containing six and seven hundred thirteen thousandths (6.713) acres of land, more or less. Subject, however, to all legal highways and easements of record.

TRW Project No. 397-008
December 16, 1987/FTO

D: LEGALS DISK #3
B: LEG008.397

EXHIBIT 3

<u>Family Unit Designation</u>	<u>Square Footage</u>	<u>Percentage Interest in Common Areas and Facilities per Unit</u>
1A	1903	6.22%
1B	1693	5.54%
1C	1906	6.23%
1D	2085	6.82%
2A	1903	6.22%
2B	1693	5.54%
2C	1906	6.23%
2D	2085	6.82%
3A	1903	6.22%
3B	1693	5.54%
3C	1906	6.23%
3D	2085	6.82%
4A	2145	7.01%
4B	1838	6.01%
4C	1693	5.54%
4D	2145	7.01%

EXHIBIT 4

HIDDEN HARBOUR

LEGAL DESCRIPTION

Additional Property

A parcel of land being part of Hidden Harbour Plat I and also being part of the Southeast one-quarter (1/4) and part of the Southwest one-quarter (1/4) of Section eight (8), Town two (2), United State Reserve, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to the TRUE POINT OF BEGINNING; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of fifty and zero hundredths (50.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred ninety and eighty-nine hundredths (190.89) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred ninety and forty-three hundredths (290.43) feet to a point;

thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred fifty and zero hundredths (150.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of forty and forty-three hundredths (40.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety-four and ninety-two hundredths (94.92) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred fifty and zero hundredths (250.00) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred eighty and zero hundredths (280.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred ninety-five and seventy hundredths (295.70) feet to the intersection of the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8) and the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence northerly along the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, sixteen (16) minutes, thirty-six (36) seconds West, a distance of two thousand five hundred eighty-two and ninety-three hundredths (2582.93) feet to a point on the North line of the Southwest one-quarter (1/4) of said Section eight (8); thence easterly along the North line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, fourteen (14) minutes, twenty (20) seconds East, a distance of one thousand three hundred twenty-seven and thirty-seven hundredths

(1327.37) feet to the center of said Section eight (8); thence easterly along the North line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirteen (13) minutes, thirty (30) seconds East, a distance of six hundred eighty-four and nine hundredths (684.09) feet to a point; thence southeasterly along a line having a bearing of South forty-five (45) degrees, forty-six (46) minutes, fifteen (15) seconds East, a distance of eighty-four and ninety-five hundredths (84.95) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two thousand four hundred eighty-four and forty-eight hundredths (2484.48) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8) and also being the southerly line of Hidden Harbour Flat I) having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of eighty-eight and ninety hundredths (88.90) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred one and fifty hundredths (201.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred ninety-eight and thirty-eight hundredths (198.38) feet to a point; thence southerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds East, a distance of eleven and fifty hundredths (11.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred one and eighty-eight hundredths (201.88) feet to a point; thence northerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds West, a distance of sixty-five and zero hundredths (65.00) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred fifty-five and forty-four hundredths (255.44) feet to a point on the North-South center line of said Section eight (8); thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of seventy-seven and twenty-nine hundredths (77.29) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety-three and sixty-six hundredths (93.66)

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feet to a point; thence northeasterly along a line having a bearing of North forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds East, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence easterly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of two hundred thirty-nine and fifty-nine hundredths (239.59) feet to a point; thence southeasterly along a line having a bearing of South seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds East, a distance of one hundred thirty and seven hundredths (130.07) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of four hundred one and thirty-six hundredths (401.36) feet to a point; thence westerly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of South eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds West, a distance of six hundred twenty-nine and ten hundredths (629.10) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to the TRUE POINT OF BEGINNING.

Containing one hundred eight and forty-five thousandths (108.045) acres of land, more or less. Subject, however, to all legal highways and easements of record.

TRW Project No. 397-00B
December 16, 1987/FTO

D:1986 LEGAL #1
B:LEGO08.397

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04E02

MORTGAGEE'S CONSENT

Midland Buckeye Federal Savings and Loan Association, the mortgagee of the above-described premises, hereby grants its consent to submission of the premises to the provisions of Chapter 5311 of the Ohio Revised Code as condominium property, known as Hidden Harbour Condominium, pursuant to the foregoing Amendment, preserving, however, all of its rights as mortgagee thereof.

Signed in the presence of:

MIDLAND BUCKEYE FEDERAL SAVINGS AND LOAN ASSOCIATION

Donald L. Pulaski
John H. ...

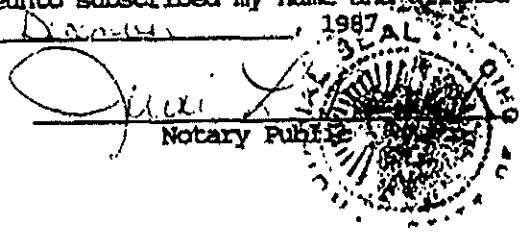
By: [Signature]
Robert E. Sticker, Sr., President
By: [Signature]
Charles E. Miley, Executive Vice-President

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, Notary Public in and for said County, personally appeared Robert E. Sticker, President of Midland Buckeye Federal Savings and Loan Association, and Charles E. Miley, Executive Vice President of Midland Buckeye Federal Savings and Loan Association, who acknowledged that they did sign said Mortgagee's Consent as such officers of Midland Buckeye Federal Savings and Loan Association, and that said instrument is the voluntary act and deed of the said President and Exec. V. President, as such officers, and the voluntary act and deed of Midland Buckeye Federal Savings and Loan Association, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 27 day of December, 1987

JUDI L. BRUSH, Notary Public, State of Ohio
My Commission Expires October 19, 1992



RECEIVED & RECORDED

JAN. - 5 1988 3:40 PM

BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

32⁰⁰

Louisville Box
(John Martin)

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18202
NOV 17 1988

TRANSFERRED BY 18202
IN COMPLIANCE WITH SEC. 319.02 R.
DAVID LEWANDOWSKI, AUDITOR
LUCAS COUNTY, OHIO

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUMS _____ EXEMPT _____
OWNERSHIP OF HIDDEN HARBOUR CONDOMINIUM
T. D. _____ PARCEL 18202

Pursuant to the provisions of Section 5311.051, Ohio Revised Code, Robert Dame ("Developer"), the successor developer of Hidden Harbour Associates, Inc., an Ohio corporation, hereby enters into this Third Amendment to Declaration of Condominium Ownership of Hidden Harbour ("Amendment") for the purpose of expanding Hidden Harbour Condominium, located in Lucas County, Ohio (the "Condominium").

WHEREAS, Hidden Harbour Associates, Inc. has executed a Declaration of Condominium Ownership of Hidden Harbour Condominium ("Declaration") providing for the submission of certain land, described in Exhibit A to the Declaration, and thereby established the condominium known as Hidden Harbour Condominium; and

WHEREAS, Hidden Harbour Associates, Inc., as provided in Article XIV of the Declaration, reserved the right to expand the Condominium by adding thereto all or any portion of the real property described in Exhibit B to the Declaration, which right it has assigned to Developer, as the successor developer; and

WHEREAS, Developer, as the assignee of all of the rights of Hidden Harbour Associates, Inc., is the successor developer to Hidden Harbour Associates, Inc., and, as such successor developer, has the right to amend the Declaration as set forth herein; and

WHEREAS, Developer is the owner of that portion of the property more fully described in metes and bounds on Exhibit 1, attached hereto and made a part hereof ("Additional Property"), which consists of a portion of the property described in Exhibit B to the Declaration; and

WHEREAS, Developer wishes to exercise his option and right to expand the Condominium by the submission thereto of the Additional Property and the improvements erected thereon as hereinafter provided; and

WHEREAS, Developer has reallocated the undivided interests in the common areas and facilities in accordance with Article III of the Declaration; and

WHEREAS, Developer has complied with all the provisions as set forth in Article XIV.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Hidden Harbour Condominium is hereby expanded by the addition of the Additional Property as described in Exhibit 1 hereto (said Additional Property being a portion of the property available for expansion as described on Exhibit B of the Declaration). Upon the filing of this Third Amendment, the Condominium Property shall consist of the property described on Exhibit 2 hereto. The improvements constructed on the Additional Property include four (4) residential units in one (1) building. Each unit is principally

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constructed of wood with other customary building products and appliances. Said units are separately designated and legally described as fee simple estates. The units constructed on the Additional Property are designated as Units 5A, 5B, 5C and 5D. The approximate square footage of living area in each unit (exclusive of the garage) is as follows: 2,424 square feet in Unit 5A, 1,615 square feet in Unit 5B, 1,597 square feet in Unit 5C and 1,377 square feet in Unit 5D. Said units are located and the rooms in each unit have such dimensions as are shown on the drawings attached as Exhibit C to this Amendment. Unit 5A consists of a lake room, den, kitchen with eating area, laundry room, foyer, two bedrooms, loft, two baths and a garage. Unit 5B consists of a living room, dining room, sun room, kitchen with eating area, foyer, den, loft, two bedrooms, two and one-half baths and a garage. Unit 5C consists of a living room, dining room, kitchen with eating area, foyer, two bedrooms, two and one-half baths and a garage. Unit 5D consists of a living room, dining room, kitchen with eating area, foyer, two bedrooms, two baths and a garage. A patio and a deck are provided, as part of the limited common areas, for each unit. Each unit has immediate access to a common area not occupied by a building and as such each owner has free access to public roads. A plot plan showing the condominium property, as expanded, the improvements located thereon and the property available for expansion is attached hereto as Exhibit C.

2. All of the condominium property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described in the Declaration or in the drawings as a part of a unit, are common areas. Those portions of the common areas that are labeled or designated "LCA" or limited common areas on the drawings are limited common areas.

3. Pursuant to the provisions of Article III of the Declaration and Section 5311.04, Ohio Revised Code, the undivided interest in the common areas and facilities are hereby allocated as shown on Exhibit 3 hereto. The percentage interest for each unit as shown on Exhibit 3 is equal to the product of (i) the number of square feet in the unit divided by the total number of square feet in all of the units on the condominium property, as expanded, and (ii) one hundred (100). The square footage of each unit shall be determined by the Developer. Once established, said figures shall be binding upon all unit owners.

4. As set forth in the Declaration, the Developer hereby reaffirms the reservation unto himself of certain rights, powers and authorities, including without limitation the right to further expand the Condominium by adding all or any portion of the remaining land described on Exhibit B of the Declaration to the provisions of the Declaration and to include same as a part of the Condominium. The Declaration may be amended from time to time to add all or any portion of the property described on Exhibit 4 by the filing from time to time of an amendment to the Declaration pursuant to Section 5311.051, Ohio Revised Code. Except as provided in the preceding sentence and in Article XIV of the Declaration, no further amendments may be made to the Declaration except in conformance with Sections 5311.04 and 5311.05(B)(9), Ohio Revised Code and Article XIII of the Declaration.

5. Each family unit owner, upon acquisition of his interest in the unit, upon payment of the initial assessment of Two Hundred Twenty-Five Dollars (\$225.00), shall automatically become a member of the Hidden Harbour Condominium Owners' Association ("Association").

6. The person to receive services of process for the Association shall be Robert Dame, 8010 Hidden Harbour Drive East, Holland, Ohio 43528.

7. Except as modified by this Amendment, Developer ratifies and confirms all of the terms and provisions of the Declaration and Bylaws of the Condominium.

IN WITNESS WHEREOF, Robert Dame has executed this Amendment, this 15TH day of NOVEMBER, 1988.

Signed in the presence of:

James W. Baer
Terri M. Baer

Robert Dame
Robert Dame

ACKNOWLEDGEMENT

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 1988 by Robert Dame, unmarried.

James W. Baer
Notary Public

This instrument prepared by:

Fuller & Henry
Toledo, Ohio 43604

JAMES V. BAEHREN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.



Farnham, Winnie and Berning . . . CIVIL ENGINEERS AND SURVEYORS

FIFTY TWO TWENTY FIVE SECOR ROAD • TOLEDO, OHIO 43623

TELEPHONE 473-1491
November 15, 1988

EXHIBIT 1

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

CONDOMINIUM PROPERTY ADDED

A parcel of land being all of building areas 17, 18, 19, 20 and part of the common area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8)) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of six hundred twenty-nine and ten hundredths (629.10) feet to the TRUE POINT OF BEGINNING; thence continuing easterly along the last described line a distance of one hundred fifty-two and

forty-one hundredths (152.41) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of four hundred nineteen and thirty-one hundredths (419.31) feet to a point; thence southwesterly along a line bearing South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West a distance of sixty-seven (67) feet; thence northwesterly along a line having a bearing of North seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds West, a distance of eighty-seven and twenty-four hundredths (87.24) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of four hundred one and thirty-six hundredths (401.36) feet to the TRUE POINT OF BEGINNING.

Containing one and four hundred forty-nine thousandths (1.449) acres of land, more or less. Subject, however, to all easements of record.

Farnham, Weiries and Borning ... CIVIL ENGINEERS AND SURVEYORS

FIFTY TWO TWENTY FIVE SECOR ROAD • TOLEDO, OHIO 43623

TELEPHONE 473-1491
November 15, 1988

EXHIBIT 2

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

CONDOMINIUM PROPERTY

A parcel of land being all of building areas 1 thru 20 inclusive, and part of the common area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said point being the TRUE POINT OF BEGINNING and said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of seven hundred eighty-one and fifty-one hundredths (781.51) feet to a point; thence southerly along a line parallel with the North-South center line of said

REGISTERED ENGINEERS & SURVEYORS - OHIO - MICHIGAN - INDIANA

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Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of four hundred nineteen and thirty-one hundredths (419.31) feet to a point; thence southwesterly along a line bearing South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West a distance of sixty-seven (67) feet; thence northwesterly along a line having a bearing of North seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds West, a distance of two hundred seventeen and thirty-one hundredths (217.31) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred thirty-nine and fifty-nine hundredths (239.59) feet to a point; thence southwesterly along a line having a bearing of South forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds West, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety and ninety-seven hundredths (90.97) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty-five and zero hundredths (255.00) feet to the TRUE POINT OF BEGINNING.

Containing eight and one hundred sixty-two thousandths (8.162) acres of land, more or less. Subject, however, to all easements of record.

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EXHIBIT 3

<u>Family Unit Designation</u>	<u>Square Footage</u>	<u>Percentage Interest in Common Areas and Facilities per Unit</u>
1A	1903	5.06%
1B	1693	4.50%
1C	1906	5.07%
1D	2085	5.55%
2A	1903	5.06%
2B	1693	4.50%
2C	1906	5.07%
2D	2085	5.55%
3A	1903	5.06%
3B	1693	4.50%
3C	1906	5.07%
3D	2085	5.55%
4A	2145	5.71%
4B	1838	4.89%
4C	1693	4.50%
4D	2145	5.71%
5A	2424	6.45%
5B	1615	4.30%
5C	1597	4.25%
5D	1377	3.65%

Furnham, Wieries and Berning . . . CIVIL ENGINEERS AND SURVEYORS

FIFTY TWO TWENTY FIVE SECOR ROAD • TOLEDO, OHIO 43623

TELEPHONE 473-1491

November 15, 1988

EXHIBIT 4

HIDDEN HARBOUR

LEGAL DESCRIPTION

ADDITIONAL PROPERTY

A parcel of land being part of Hidden Harbour Plat I and also being part of the Southeast one-quarter (1/4) and part of the Southwest one-quarter (1/4) of Section eight (8), Town two (2), United States Reserve, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8) (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero (0) hundredths feet to the TRUE POINT OF BEGINNING; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of fifty and zero hundredths (50.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred ninety and eighty-nine hundredths (190.89) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes,

a

six (06) seconds West, a distance of two hundred ninety and forty-three hundredths (290.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred fifty and zero hundredths (150.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of forty and forty-three hundredths (40.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety-four and ninety-two hundredths (94.92) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred fifty and zero hundredths (250.00) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred eighty and zero hundredths (280.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8) (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred ninety-five and seventy hundredths (295.70) feet to the intersection of the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8) and the South line of the Southwest one-quarter (1/4) of said section eight (8); thence

northerly along the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, sixteen (16) minutes, thirty-six (36) seconds West, a distance of two thousand five hundred eighty-two and ninety-three hundredths (2582.93) feet to a point on the North line of the Southwest one-quarter (1/4) of said Section eight (8); thence easterly along the North line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, fourteen (14) minutes, twenty (20) seconds East, a distance of one thousand three hundred twenty-seven and thirty-seven hundredths (1327.37) feet to the center of said Section eight (8); thence easterly along the North line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirteen (13) minutes, thirty (30) seconds East, a distance of six hundred eighty-four and nine hundredths (684.09) feet to a point; thence southeasterly along a line having a bearing of South forty-five (45) degrees, forty-six (46) minutes, fifteen (15) seconds East, a distance of eighty-four and ninety-five hundredths (84.95) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two thousand four hundred eighty-four and forty-eight hundredths (2484.48) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8) and also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of eighty-eight and ninety hundredths (88.90) feet to a point; thence northerly along a line parallel with the North-South center line of said section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred one and fifty hundredths (201.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred ninety-eight and thirty-eight hundredths (198.38) feet to a point; thence southerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds East, a distance of eleven and fifty hundredths (11.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a

distance of two hundred one and eighty-eight hundredths (201.88) feet to a point; thence northerly along a line perpendicular to the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North zero (0) degrees, twenty-one (21) minutes, fifty (50) seconds West, a distance of sixty-five and zero hundredths (65.00) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred fifty-five and forty-four hundredths (255.44) feet to a point on the North-South center line of said Section eight (8); thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of seventy-seven and twenty-nine hundredths (77.29) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence northeasterly along a line having a bearing of North forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds East, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence easterly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of two hundred thirty-nine and fifty-nine hundredths (239.59) feet to a point; thence southeasterly along a line having a bearing of South seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds East, a distance of two hundred seventeen and thirty-one hundredths (217.31) feet to a point; thence northeasterly along a line having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of sixty-seven and zero hundredths (67.00) feet; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (0) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of four hundred nineteen and thirty-one hundredths (419.31) feet to a point; thence westerly along a line perpendicular to the North-South center line of said Section eight (8), having a bearing of South eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds West, a distance of seven hundred eighty-one and fifty-one hundredths (781.51) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (0) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to the TRUE POINT OF BEGINNING.

Containing one hundred six and five hundred ninety-six thousandths (106.596) acres of land, more or less. Subject, however, to all easements of record.

88 529B11

MORTGAGEE'S CONSENT

First National Bank of Toledo, the mortgagee of the above-described premises, hereby grants his consent to submission of the premises to the provisions of Chapter 5311 of the Ohio Revised Code as condominium property, known as Hidden Harbour Condominium, pursuant to the foregoing Amendment, preserving, however, all of his rights as mortgagee thereof.

Signed in the presence of:

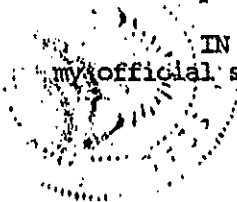
First National Bank of Toledo

Robert W. [Signature]
Maya [Signature]

By: David W. Ridenour
David W. Ridenour
By: William R. Hughes
William R. Hughes

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, Notary Public in and for said County, personally appeared David W. Ridenour, Vice President of First National Bank of Toledo, and William R. Hughes, Senior, Commercial Loan Officer of First National Bank of Toledo, who acknowledged that they did sign said Mortgagee's Consent as such officers of First National Bank of Toledo, and that said instrument is the voluntary act and deed of the said Vice President and Senior Commercial Loan Officer, as such officers, and the voluntary act and deed of First National Bank of Toledo, for the uses and purposes therein expressed.



IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 15th day of JANUARY, 1988.

David W. Ridenour
Notary Public

Notary Public, State of Ohio
My Commission Expires Feb. 21, 1991

RECEIVED & RECORDED

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BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

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See Vol 132 pages 1 thru 5 & 1/2 plate
88 529B12

1st-Brk

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TRANSFERRED BY SM 2nd
IN COMPLIANCE WITH SEC. 319.202 R.C.
DAVID LEVANDOWSKI, AUDITOR
LUCAS COUNTY, OHIO

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PAGE \$ _____ EXEMPT

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM (65 PARCEL split)
OWNERSHIP OF HIDDEN HARBOUR CONDOMINIUM

Pursuant to the provisions of Section 5311.051, Ohio Revised Code, Robert Dame ("Developer"), the successor developer of Hidden Harbour Associates, Inc., an Ohio corporation, hereby enters into this Fourth Amendment to Declaration of Condominium Ownership of Hidden Harbour ("Amendment") for the purpose of expanding Hidden Harbour Condominium, located in Lucas County, Ohio (the "Condominium").

WHEREAS, Hidden Harbour Associates, Inc. has executed a Declaration of Condominium Ownership of Hidden Harbour Condominium ("Declaration") providing for the submission of certain land, described in Exhibit A to the Declaration, and thereby established the condominium known as Hidden Harbour Condominium; and

WHEREAS, Hidden Harbour Associates, Inc., as provided in Article XIV of the Declaration, reserved the right to expand the Condominium by adding thereto all or any portion of the real property described in Exhibit B to the Declaration, which right it has assigned to Developer, as the successor developer; and

WHEREAS, Developer, as the assignee of all of the rights of Hidden Harbour Associates, Inc., is the successor developer to Hidden Harbour Associates, Inc., and, as such successor developer, has the right to amend the Declaration as set forth herein; and

WHEREAS, Developer is the owner of that portion of the property more fully described in metes and bounds on Exhibit 1, attached hereto and made a part hereof ("Additional Property"), which consists of a portion of the property described in Exhibit B to the Declaration; and

WHEREAS, Developer wishes to exercise his option and right to expand the Condominium by the submission thereto of the Additional Property and the improvements erected thereon as hereinafter provided; and

WHEREAS, Developer has reallocated the undivided interests in the common areas and facilities in accordance with Article III of the Declaration; and

WHEREAS, Developer has complied with all the provisions as set forth in Article XIV.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Hidden Harbour Condominium is hereby expanded by the addition of the Additional Property as described in Exhibit 1 hereto (said Additional Property being a portion of the property available for expansion as described on Exhibit B of the Declaration). Upon the filing of this Fourth Amendment, the Condominium Property shall consist of the property described on Exhibit 2 hereto. The improvements constructed on the Additional Property include four

Handwritten signature/initials

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(4) residential units in one (1) building. Each unit is principally constructed of wood with other customary building products and appliances. Said units are separately designated and legally described as fee simple estates. The units constructed on the Additional Property are designated as Units 7A, 7B, 7C and 7D. The approximate square footage of living area in each unit (exclusive of the garage) is as follows: 1,796 square feet in Unit 7A, 1,817 square feet in Unit 7B, 1,426 square feet in Unit 7C and 1,798 square feet in Unit 7D. Said units are located and the rooms in each unit have such dimensions as are shown on the drawings attached as Exhibit C to this Amendment. Unit 7A consists of a lake room, dining room, den, kitchen, utility room, one bedroom, loft, two baths and a garage. Unit 7B consists of a lake room, den, kitchen, two bedrooms, loft, two baths, utility room and a garage. Unit 7C consists of a living room, den, kitchen, two bedrooms, two baths, utility room and a garage. Unit 7D consists of a living room, dining room, den, kitchen with eating area, two bedrooms, two baths, utility room and a garage. A patio and a deck are provided, as part of the limited common areas, for each unit. Each unit has immediate access to a common area not occupied by a building and as such each owner has free access to public roads over platted private roadways. A plot plan showing the condominium property, as expanded, the improvements located thereon and the property available for expansion is attached hereto as Exhibit C.

2. All of the condominium property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described in the Declaration or in the drawings as a part of a unit, are common areas. Those portions of the common areas that are labeled or designated "LCA" or limited common areas on the drawings are limited common areas.

3. Pursuant to the provisions of Article III of the Declaration and Section 5311.04, Ohio Revised Code, the undivided interest in the common areas and facilities are hereby allocated as shown on Exhibit 3 hereto. The percentage interest for each unit as shown on Exhibit 3 is equal to the product of (i) the number of square feet in the unit divided by the total number of square feet in all of the units on the condominium property, as expanded, and (ii) one hundred (100). The square footage of each unit shall be determined by the Developer. Once established, said figures shall be binding upon all unit owners.

4. As set forth in the Declaration, the Developer hereby reaffirms the reservation unto himself of certain rights, powers and authorities, including without limitation the right to further expand the Condominium by adding all or any portion of the remaining land described on Exhibit B of the Declaration to the provisions of the Declaration and to include same as a part of the Condominium. The Declaration may be amended from time to time to add all or any portion of the property described on Exhibit 4 by the filing from time to time of an amendment to the Declaration pursuant to Section 5311.051, Ohio Revised Code. Except as provided in the preceding sentence and in Article XIV of the Declaration, no further amendments may be made to the Declaration except in conformance with Sections 5311.04 and 5311.05(B)(9), Ohio Revised Code and Article XIII of the Declaration.

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5. Each family unit owner, upon acquisition of his interest in the unit, upon payment of the initial assessment of Two Hundred Twenty-Five Dollars (\$225.00), shall automatically become a member of the Hidden Harbour Condominium Owners' Association ("Association").

6. Developer hereby reserves the right to subject the Additional Property being added hereby to one or more declarations of easements and restrictions to be placed upon some or all of the property contained in Plats I and II of Hidden Harbour, or any replats thereof, for the purpose of imposing upon the owners of the units being added hereunder the obligation to contribute to the maintenance and repair of East Shoreline Drive, and each purchaser of a unit on the Additional Property, by his acceptance of a deed to a unit, agrees to cooperate and execute all documents necessary to effect such declaration(s) of easements and restrictions. In order to facilitate the foregoing, each owner of a unit on the Additional Property, by his acceptance of a deed to such unit, hereby irrevocably appoints the Developer his and/or its attorney-in-fact to execute, acknowledge and record, for and in the name of each such unit owner such instruments or documents as may be necessary, from time to time, to so effect the declaration(s) of easements and restrictions as provided herein. This power of attorney is coupled with an interest and shall be binding upon any successor in title to a unit on the Additional Property.

7. Developer hereby grants to each owner of a unit constructed on the Additional Property a non-exclusive easement for access of all kinds between the common areas located on the Additional Property and East Shoreline Drive to the extent necessary to provide the owners of such units and their heirs, successors, assigns, licensees, invitees, guests, contractors and subcontractors with access between the common areas contained within the Additional Property and East Shoreline Drive. Such easement shall run with the land.

8. The person to receive services of process for the Association shall be Robert Dame, 7944 Hidden Harbour Drive East, Holland, Ohio 43528.

9. Except as modified by this Amendment, Developer ratifies and confirms all of the terms and provisions of the Declaration and Bylaws of the Condominium.

IN WITNESS WHEREOF, Robert Dame has executed this Amendment, this 24 day of April, 1989.

Signed in the presence of:

Charles D. Brown
James W. Bark

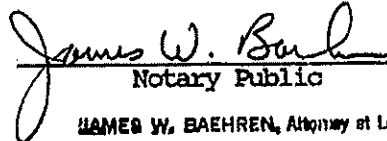
Robert Dame
Robert Dame

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ACKNOWLEDGEMENT

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 24th day of April, 1989 by Robert Dame, unmarried.



Notary Public

JAMES W. BAEHREN, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.

This instrument prepared by:

Fuller & Henry
Toledo, Ohio 43604

89 170C10

April 18, 1989

EXHIBIT 1

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

CONDOMINIUM PROPERTY ADDED

A parcel of land being all of building areas 25, 26, 27, 28 and part of the common area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8), (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line

89 170C11

of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of seven hundred eighty-one and fifty-one hundredths (781.51) feet to the TRUE POINT OF BEGINNING; thence continuing easterly along the last described line a distance of one hundred thirty-eight and seventeen hundredths (138.17) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eighty eight and zero hundredths (88.00) feet to a point; thence easterly along a line perpendicular with the North-South center line of said Section eight (8), having a bearing North eighty-nine (89) degrees, twenty-six (26) minutes, fifty four (54) seconds East, a distance of twenty-three and zero hundredths (23.00) feet to a point; thence southerly along a line parallel with the North-South center line of Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred sixty-seven and eighty hundredths (267.80) feet to a point; thence northwesterly along a line having a bearing of North sixty-one (61) degrees, twenty-one (21) minutes, fifty-two (52) seconds West, a distance of eighty eight and sixty hundredths (88.60) feet to a point; thence westerly along a line having a bearing of South eighty-seven (87) degrees, fifty-four (54) minutes, thirty-eight (38) seconds West, a distance of eighty three and eighty-five hundredths (83.85) feet to a point; thence northerly along a line parallel with the North-South center line a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of one hundred thirty-eight and eighty-four hundredths (138.84) feet to the TRUE POINT OF BEGINNING.

Containing five hundred ninety-two thousandths (.592) acres of land, more or less. Subject, however, to all easements of record.

89 170C12

April 18, 1989

EXHIBIT 2

HIDDEN HARBOUR--PLAT I

LEGAL DESCRIPTION

CONDOMINIUM PROPERTY

A parcel of land being all of building areas 1 thru 20, both inclusive, building areas 25 thru 28, both inclusive, and part of the common area of Hidden Harbour Plat I, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8), (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), (said line also being the center line of Angola Road) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road (said point being the TRUE POINT OF BEGINNING and said right-of-way line also being the southerly line of Hidden Harbour Plat I); thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance

89 170001

of eight hundred nine and twenty-nine hundredths (809.29) feet to a point; thence easterly along a line perpendicular with the North-South center line of said Section eight (8), having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of nine hundred nineteen and sixty-eight hundredths (919.68) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of eighty eight and zero hundredths (88.00) feet to a point; thence easterly along a line perpendicular with the North-South center line of said Section eight (8), having a bearing of North eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds East, a distance of twenty-three and zero hundredths (23.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred sixty-seven and eighty hundredths (267.80) feet to a point; thence northwesterly along a line having a bearing of North sixty-one (61) degrees, twenty-one (21) minutes, fifty-two (52) seconds West, a distance of eighty-eight and sixty hundredths (88.60) feet to a point; thence westerly along a line having a bearing of South eighty-seven (87) degrees, fifty-four (54) minutes, thirty-eight (38) seconds West, a distance of eighty three and eighty-five hundredths (83.85) feet to a point; thence southerly along a line parallel with the North-South center line of Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds, East a distance of two hundred eighty and forty-seven hundredths (280.47) feet to a point; thence southwesterly along a line bearing South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of sixty-seven and zero hundredths (67.00) feet; thence northwesterly along a line having a bearing of North seventy-eight (78) degrees, forty-nine (49) minutes, thirty-seven (37) seconds West, a distance of two hundred seventeen and thirty-one hundredths (217.31) feet to a point; thence westerly along a line parallel with the south line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred thirty-nine and fifty-nine hundredths (239.59) feet to a point; thence southwesterly along a line having a bearing of South forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds West, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence southerly along a line parallel with

89 170D02

the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety and ninety-seven hundredths (90.97) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty-five and zero hundredths (255.00) feet to the TRUE POINT OF BEGINNING.

Containing eight and seven hundred fifty-four thousandths (8.754) acres of land, more or less. Subject, however, to all easements of record.

EXHIBIT 3

Family Unit Designation	Square Footage	Percentage Interest in Common Areas and Facilities per Unit
1A	1,903	4.28%
1B	1,693	3.81%
1C	1,906	4.29%
1D	2,085	4.69%
2A	1,903	4.28%
2B	1,693	3.81%
2C	1,906	4.29%
2D	2,085	4.69%
3A	1,903	4.28%
3B	1,693	3.81%
3C	1,906	4.29%
3D	2,085	4.69%
4A	2,145	4.83%
4B	1,838	4.14%
4C	1,693	3.81%
4D	2,145	4.83%
5A	2,424	5.47%
5B	1,615	3.63%
5C	1,597	3.59%
5D	1,377	3.10%
7A	1,796	4.04%
7B	1,817	4.09%
7C	1,426	3.21%
7D	1,798	4.05%
	44,432	100.00%

April 18, 1989

EXHIBIT 4

HIDDEN HARBOUR

LEGAL DESCRIPTION

ADDITIONAL PROPERTY

A parcel of land being part of Hidden Harbour Plat I and also being part of the Southeast one-quarter (1/4) and part of the Southwest one-quarter (1/4) of Section eight (8), Town two (2), United States Reserve, Springfield Township, Lucas County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the Southwest one-quarter (1/4) of said Section eight (8), (said point also being the South one-quarter (1/4) corner of said Section eight (8)); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), (said line also being the center line of Angola Road)) having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred sixty-eight and twenty-six hundredths (168.26) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of fifty and zero hundredths (50.00) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero (00) hundredths feet to the TRUE POINT OF BEGINNING; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes,

89 170105

six (06) seconds East, a distance of fifty and zero hundredths (50.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred ninety and eighty-nine hundredths (190.89) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred ninety and forty-three hundredths (290.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of one hundred fifty and zero hundredths (150.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of forty and forty-three hundredths (40.43) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of ninety-four and ninety-two hundredths (94.92) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8), (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of eighty and zero hundredths (80.00) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred fifty and zero hundredths (250.00) feet to a point; thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred eighty and zero hundredths (280.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight

89 170006

(8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred fifty and zero hundredths (250.00) feet to a point on the South line of the Southwest one-quarter (1/4) of said Section eight (8), (said line also being the center line of Angola Road); thence westerly along the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of two hundred ninety-five and seventy hundredths (295.70) feet to the intersection of the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8), and the South line of the Southwest one-quarter (1/4) of said section eight (8); thence northerly along the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North zero (00) degrees, sixteen (16) minutes, thirty-six (36) seconds West, a distance of two thousand five hundred eighty-two and ninety-three hundredths (2582.93) feet to a point on the North line of the Southwest one-quarter (1/4) of said Section eight (8); thence easterly along the North line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, fourteen (14) minutes, twenty (20) seconds East, a distance of one thousand three hundred twenty-seven and thirty-seven hundredths (1327.37) feet to the center of said Section eight (8); thence easterly along the North line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirteen (13) minutes, thirty (30) seconds East, a distance of six hundred eighty-four and nine hundredths (684.09) feet to a point; thence southeasterly along a line having a bearing of South forty-five (45) degrees, forty-six (46) minutes, fifteen (15) seconds East, a distance of eighty-four and ninety-five hundredths (84.95) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two thousand four hundred eighty-four and forty-eight hundredths (2484.48) feet to a point on the northerly right-of-way line of Angola Road; thence westerly along the northerly right-of-way line of Angola Road (said line being parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), and also being the southerly line of Hidden Harbour Plat I) having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of eighty-eight and ninety hundredths (88.90) feet to a point; thence northerly along a line parallel with the North-South center line of said section eight (8), having a bearing of

89 170D07

North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred one and fifty hundredths (201.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of one hundred ninety-eight and thirty-eight hundredths (198.38) feet to a point; thence southerly along a line perpendicular with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South zero (00) degrees, twenty-one (21) minutes, fifty (50) seconds East, a distance of eleven and fifty hundredths (11.50) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred one and eighty-eight hundredths (201.88) feet to a point; thence northerly along a line perpendicular with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North zero (00) degrees, twenty-one (21) minutes, fifty (50) seconds West, a distance of sixty-five and zero hundredths (65.00) feet to a point; thence westerly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds West, a distance of two hundred fifty-five and forty-four hundredths (255.44) feet to a point on the North-South center line of said Section eight (8); thence westerly along a line parallel with the South line of the Southwest one-quarter (1/4) of said Section eight (8), having a bearing of South eighty-nine (89) degrees, thirty (30) minutes, forty (40) seconds West, a distance of seventy-seven and twenty-nine hundredths (77.29) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of ninety-three and sixty-six hundredths (93.66) feet to a point; thence northeasterly along a line having a bearing of North forty-five (45) degrees, fifty-three (53) minutes, fifty-nine (59) seconds East, a distance of one hundred twenty-five and eighty hundredths (125.80) feet to a point; thence easterly along a line parallel with the South line of the Southeast one-quarter (1/4) of said Section eight (8), having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of two hundred thirty-nine and fifty-nine hundredths (239.59) feet to a point; thence southeasterly along a line having a bearing of South seventy-eight (78)

89 170D08

degrees, forty-nine (49) minutes, thirty-seven (37) seconds East, a distance of two hundred seventeen and thirty-one hundredths (217.31) feet to a point; thence easterly along a line having a bearing of North eighty-nine (89) degrees, thirty-eight (38) minutes, ten (10) seconds East, a distance of sixty-seven and zero hundredths (67.00) feet; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds West, a distance of two hundred eighty and forty-seven hundredths (280.47) feet to a point; thence easterly along a line having a bearing of North eighty-seven (87) degrees, fifty-four (54) minutes, thirty-eight (38) seconds East, a distance of eighty three and eighty-five hundredths (83.85) feet to a point; thence southeasterly along a line having a bearing of South sixty-one (61) degrees, twenty-one (21) minutes, fifty-two (52) seconds West, a distance of eighty eight and sixty hundredths (88.60) feet to a point; thence northerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of North zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of two hundred sixty-seven and eighty hundredths (267.80) feet to a point; thence westerly along a line perpendicular with the North-South center line of said Section eight (8), having a bearing of South eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds West, a distance of twenty three and zero hundredths (23.00) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of eighty-eight (88) feet; thence westerly along a line perpendicular with the North-South center line of said Section eight (8), having a bearing of South eighty-nine (89) degrees, twenty-six (26) minutes, fifty-four (54) seconds West, a distance of nine hundred nineteen and sixty-eight hundredths (919.68) feet to a point; thence southerly along a line parallel with the North-South center line of said Section eight (8), having a bearing of South zero (00) degrees, thirty-three (33) minutes, six (06) seconds East, a distance of eight hundred nine and twenty-nine hundredths (809.29) feet to the TRUE POINT OF BEGINNING.

Containing one hundred six and one hundred thousandths (106.100) acres of land, more or less. Subject, however, to all easements of record.

89 170D09

MORTGAGEE'S CONSENT

First National Bank of Toledo, the mortgagee of the above-described premises, hereby grants his consent to submission of the premises to the provisions of Chapter 5311 of the Ohio Revised Code as condominium property, known as Hidden Harbour Condominium, pursuant to the foregoing Amendment, preserving, however, all of his rights as mortgagee thereof.

Signed in the presence of:

First National Bank of Toledo

Kenneth E. Nieckarz
William A. Wray

By: Allen R. Hughes
By: David W. Kidenar

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

BEFORE ME, Notary Public in and for said County, personally appeared William A. Hughes, Senior Commercial Law Officer of First National Bank of Toledo, and David W. Kidenar, Vice President of First National Bank of Toledo, who acknowledged that they did sign said Mortgagee's Consent as such officers of First National Bank of Toledo, and that said instrument is the voluntary act and deed of the said _____ and _____, as such officers, and the voluntary act and deed of First National Bank of Toledo, for the uses and purposes therein expressed.

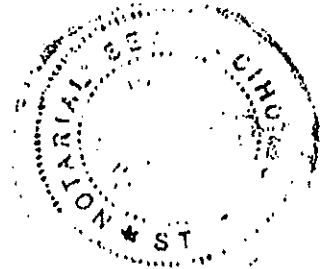
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 21st day of April, 1989.

Kenneth E. Nieckarz
Notary Public

KENNETH E. NIECKARZ
Notary Public, State of Ohio
My Commission Expires June 8, 1993

38 50
RECEIVED & RECORDED

APR 25 1989 11:54 AM
BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO



LOUISVILLE BOX

89 170010