

MAY 26 1993

FIRST AMENDMENT TO CONDOMINIUM

"Corrective Amendment"

DRUCE E. PAPALIA  
Notary Public, Mahoning County, Ohio

This First Amendment to Arrowhead Bay Condominiums is made this 25th day of May, 1993, by Randy D. Walter dba RDW Company, Declarant, correcting a minor error in the street description contained in the original condominium Declaration which was recorded on May 13, 1993 in Mahoning County Official Record 1898, Pages 149 et seq.

Declarant is filing this Corrective Amendment of the Declaration prior to the conveyance of any condominium units to third parties.

Article V, Subparagraph 2 of the Declaration is hereby amended on page 11 to change all references to "Bayshore Drive" to "Bayshore Avenue".

The street address description of Building No. 1 only is modified to read as follows:

- 101 Bayshore Avenue
- 103 Bayshore Avenue
- 105 Bayshore Avenue
- 107 Bayshore Avenue

In all other respects the original Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the undersigned has set his hand this 26th day of May, 1993.

WITNESSES:

Liam J. Fox  
Layne Beubler

Randy D. Walter  
Randy D. Walter  
dba RDW Company

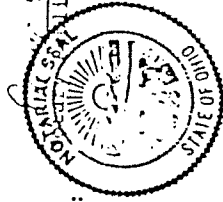
STATE OF OHIO )  
COUNTY OF MAHONING ) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Randy D. Walter dba RDW Company who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Youngstown, Ohio this 26th day of May, 1993.

This instrument prepared by:

GLENN J. SCHWARTZ, ESQ.  
1000 Realty Building  
Youngstown, Ohio 44503



FLECK, MOSTOV,  
& SCHWARTZ

ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44503-1878

AREA CODE 318  
TELEPHONE 763-3344

Phase 1  
4 Units  
101, 103, 105, 107

025427

REC 2331 PAGE 119

RECEIVED FOR RECORD  
AT 2:01 PM AUG 15 1994

AUG 15 1994

X 10 10

ERUCE E. PAPALIA

Recorder, Mahoning County, Ohio

SECOND AMENDMENT TO DECLARATION  
OF CONDOMINIUM OWNERSHIP FOR  
ARROWHEAD BAY CONDOMINIUMS

RECEIVED  
GEORGE E. SCHWARTZ  
ATTORNEY AT LAW

AUG 15 1994

GE DEPUTY

REX  
& SCHWARTZ  
ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44503-1473

AREA CODE 318  
TELEPHONE 763-2544

This will certify that copies of  
this Amendment were filed in the  
Office of the County Auditor,  
Mahoning County, Ohio on

8/15/, 1994

EXHIBIT "A"

LEGAL DESCRIPTION

BEING SITUATED IN THE VILLAGE OF COLUMBIANA TOWNSHIP OF BEAVER COUNTY OF MAHONING STATE OF OHIO AND BEING KNOWN AS PART OF SECTION 33 OF THE ORIGINAL SURVEY OF SAID TOWNSHIP BUT BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SOUTH BAYSHORE DRIVE SAID POINT BEING THE NORTHWEST CORNER OF ARROWHEAD BAY VILLAGE CONDOMINIUMS PHASE 1B AS RECORDED IN VOLUME PG. 4 IN THE MAHONING COUNTY RECORD OF PLATS SAID POINT ALSO BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

THENCE ALONG THE SAID EAST LINE OF SOUTH BAYSHORE DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1.) N 27°24'37" E A DISTANCE OF 120.25 FEET TO A POINT OF TANGENCY.
- 2.) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.0 FEET AND AN ARC LENGTH OF 36.68 FEET WHICH CHORD BEARS N 36°25'25" E A CHORD DISTANCE OF 36.32 FEET TO A POINT.
- 3.) N 50°58'45" E A DISTANCE OF 89.54 FEET TO A POINT OF TANGENCY.
- 4.) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.0 FEET AND AN ARC LENGTH OF 51.34 FEET WHICH CHORD BEARS N 38°22'25" E A CHORD DISTANCE OF 51.50 FEET TO A POINT.

THENCE S 60°26'00" E A DISTANCE OF 148.43 FEET TO A POINT SAID POINT BEING ON THE EXISTING EDGE OF ARROWHEAD LAKE.

THENCE ALONG THE SAID EXISTING EDGE OF ARROWHEAD LAKE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1.) S 31°07'27" W A DISTANCE OF 89.87 FEET TO A POINT OF TANGENCY.
- 2.) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 113.48 FEET AND AN ARC LENGTH OF 125.44 FEET WHICH CHORD BEARS S 62°47'31" W A CHORD DISTANCE OF 118.15 FEET TO A POINT.
- 3.) N 85°11'11" W A DISTANCE OF 60.87 FEET TO A POINT OF TANGENCY.
- 4.) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 26.23 FEET AND AN ARC LENGTH OF 27.22 FEET WHICH CHORD BEARS S 64°30'24" W A CHORD DISTANCE OF 25.99 FEET TO A POINT.
- 5.) S 34°23'22" W A DISTANCE OF 68.60 FEET TO A POINT ON THE NORTH LINE OF

AFORMENTIONED ARROWHEAD BAY VILLAGE CONDOMINIUMS PHASE 1B. THENCE ALONG THE SAID NORTH OF PHASE 1B N 87°11'15" W A DISTANCE OF 25.0 FEET TO THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

CONTAINING 0.758 ACRES OF LAND WITHIN SAID BOUNDS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR ARROWHEAD BAY CONDOMINIUMS

WHEREAS, on July 15, 1993, Randy D. Walter dba RDW Company, a proprietorship, hereinafter referred to as "Declarant", submitted certain premises in the Village of Columbiana, Mahoning County, Ohio, to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership by filing with the Mahoning County Recorder and Auditor the following documents: "Declaration of Condominium Ownership for Arrowhead Bay Condominiums" (hereinafter called "Declaration"); Exhibit "A" to the Declaration being an instrument entitled "By-Laws"; and Drawings of the buildings located on the premises which were certified by Matthew A. Hart, Registered Surveyor, and Richard Partica, Registered Engineer, and attached to the Declaration as Exhibit "B", (hereinafter called "Drawings"); and

WHEREAS, the Declaration and By-Laws were filed for record with the County Recorder of Mahoning County in Official Records Volume 1898, Page 149, et seq. of the County Records, and the Drawings were filed in Plat Volume 86, Pages 125 through 127, of the County Records of Mahoning County on May 13, 1993 and the First Amendment "Corrective Amendment" was recorded without Drawings in Official Records Volume 1910, Page 120, Mahoning County Records.

FLEX & SCHWARTZ ATTORNEYS AT LAW 808 REALEY BUILDING YOUNGSTOWN, OHIO 44607 AREA CODE 330 TELEPHONE 323-2844

WHEREAS, Article XV of the Declaration reserves to Declarant the right to amend the Declaration and the Drawings for the purpose of submitting certain additional premises to the provisions of the Declaration and to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership.

NOW, THEREFOR, Declarant hereby declares as follows:

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

2. Declarant is the owner of Parcel 2 which, together with the Parcel 2 Building and all Improvements thereon, all easements, rights and appurtenances belonging thereto, and all articles of personal property existing thereon for the common use of the Unit Owners, is hereby submitted to the provisions of Chapter 5311 and the provisions of the Declaration, as amended, and is hereby included in and made a part of the condominium property. The legal description of Phase 2 is attached hereto as Exhibit "A".

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

(A) Article IV is hereby deleted in its entirety and the following substituted therefor:

"ARTICLE IV

DESCRIPTION OF PROPERTY AND UNITS

1. GENERAL DESCRIPTION OF CONDOMINIUM PROPERTY:

Until amended as provided in Article XV hereof, the

RLECK  
& SCHWARTZ  
ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44303-1478  
—  
AREA CODE 216  
TELEPHONE 393-2244

Condominium Property consists of Parcel 1 and the Parcel 1 Buildings, Parcel 2 and the Parcel 2 Building, and other improvements located thereon. The Units are described in detail as follows:

The Cherry: This Unit is a two bedroom Ranch Unit with a loft and optional deck, which contains a living room with two sided fireplace, dining room, kitchen with pantry and eating area, two full bathrooms, a laundry area, one triple glass sliding door to an outside patio area and a double attached garage with storage area. The upstairs storage area can be converted into an additional bedroom. The living room, dining room, and master bedroom have vaulted ceilings.

The Ash: This Unit is a two bedroom townhouse Unit with a loft, which contains a living room with two sided fireplace, a dining room, kitchen with table area and pantry, laundry area, two full bathrooms together with an attached two car garage with storage area. The upstairs storage area can be converted into an additional bedroom. This living room, dining room and master bedroom have vaulted ceilings.

The Linden: This Unit is a two bedroom ranch Unit with an optional loft and bedroom upstairs, which contains a living room with a two sided fireplace, two downstairs bedrooms, two bathrooms with an optional third bathroom upstairs together with an attached two car garage with storage area. The living room, dining room and master bedroom have vaulted ceilings.

RLECK  
& SCHWARTZ  
ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44303-1478  
—  
AREA CODE 216  
TELEPHONE 393-2244

The property also includes all easements, rights and appurtenances belonging thereto, and all particles of personal property existing thereon for the common use of the Unit Owners.

The Buildings are designated as Buildings 1 and 2 on the Drawings and are traditional western reserve style architecture. The particular location, layout, dimensions and particulars of each Unit and the Common Areas and Facilities surrounding each Unit are shown graphically on the Drawings."

ARTICLE V(2) entitled "OWNERSHIP OF COMMON AREAS AND FACILITIES" is hereby amended by deleting the percentage of interest of each Unit in the Common Areas and facilities contained therein in its entirety and substituting the following therefor:

ADDRESS	UNIT SIZE	PERCENTAGE OF OWNERSHIP
<b>BUILDING NO. 1:</b>		
101 Bayshore Ave., Unit 1	1,533	6.6894%
103 Bayshore Ave., Unit 2	2,021	8.8188%
105 Bayshore Ave., Unit 3	2,021	8.8188%
107 Bayshore Ave., Unit 4	1,533	6.6894%
<b>BUILDING NO. 2:</b>		
117 S. Bayshore Dr., Unit 1	1,740	7.5926%
115 S. Bayshore Dr., Unit 2	2,089	9.1155%
113 S. Bayshore Dr., Unit 3	2,089	9.1155%
111 S. Bayshore Dr., Unit 4	1,533	6.6894%
<b>BUILDING NO. 7:</b>		
226 North Bayshore, Unit 1	2,449	10.6864%
224 North Bayshore, Unit 2	2,089	9.1155%
222 North Bayshore, Unit 3	2,287	9.9795%
220 North Bayshore, Unit 4	1,533	6.6894%

TOTAL SQUARE FOOTAGE: 22,817

REX & SCHWARTZ  
ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44602-1078  
AREA CODE 714  
TELEPHONE 742-3344

(C) The Drawings are hereby amended by adding thereto and making a part thereof the Drawings (hereinafter called "Second Amendment Drawings" prepared and certified by Matthew A. Hart, Registered Surveyor, and Horace L. McLean, Registered Engineer, in accordance with Chapter 5311 of the Ohio Revised Code, relating to the Phase 2 Building and all other improvements thereon, which Second Amendment Drawings are identified as Exhibit "B" and attached to this Second Amendment.

Except as Specifically hereinafter amended, all of the provisions of the Declaration and Amendments and the By-Laws, and the Drawings and Second Amendment Drawings, shall be and hereby are declared to remain in full force and effect.

IN WITNESS WHEREAS, Randy D. Walter dba RDW Company, a proprietorship, as Declarant, has caused this instrument to be executed this 9th day of August, 1994.

WITNESSES:

Timothy Pipe  
April Collins

Randy D. Walter  
Randy D. Walter  
dba RDW Company

STATE OF OHIO )  
 ) SS:  
COUNTY OF MAHONING )

REX & SCHWARTZ  
ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44602-1078  
AREA CODE 714  
TELEPHONE 742-3344

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Randy D. Walter dba RDW Company, a proprietorship, who acknowledged that he did sign the foregoing instrument and that such signing was his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Youngstown, Ohio, this 7<sup>th</sup> day of August, 1994.

*Shirley D. Pope*  
Notary Public



This instrument prepared by  
GLENN J. SCHWARTZ, ESQ.  
1000 Realty Building  
Youngstown, Ohio 44503  
216/743-3344

TRINA L. PAPE  
Notary Public, State of Ohio  
My Commission Expires Oct. 12, 1994

RICK  
& SCHWARTZ  
ATTORNEYS AT LAW  
1000 REALTY BUILDING  
YOUNGSTOWN, OHIO  
44503-1478

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TELEPHONE 743-3344