

SEVENTH AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
ARROWHEAD BAY CONDOMINIUMS

WHEREAS, on May 13, 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 1928, Page 142, 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. The Second Amendment was recorded on August 15, 1994 in Official Record Volume 2331, Page 119 and the Second Amendment Drawings were filed in Plat Volume 83, Pages 206

Glenn J. Schwartz
Attorney at Law
Northwood Center
1601 Motor Inn Dr.
Suite 330A
Crand. OH 44420
(330) 759-4664
Fax (330) 759-4668

Phase 7
13 Units
341, 343, 345, 347,
361, 363, 365, 367,
369, 371, 420, 422,
424

through 218. The Third Amendment was recorded on September 19, 1995 in Official Record Volume 2552, Page 198 and the Third Amendment Drawings were filed in Plat Volume 20, Pages 72 through 72. The Fourth Amendment was recorded on May 29, 1996 in Official Record Volume 2825, Page 143 and the Fourth Amendment Drawings were filed in Plat Volume 21, Pages 155 through 171. The Fifth Amendment was recorded on June 19, 1997 in Official Record Volume 3278, Page 58 and the Fifth Amendment Drawings were filed in Plat Volume 23, Page 103. The Sixth Amendment was recorded on July 17, 1998 in Official Record Volume 3760, Pages 297 through 308 and the Sixth Amendment Drawings were filed in Plat Volume 25, Page 173 through 177.

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, THEREFORE, 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 Phase 7, Parcels 7A and 7B which, together with the Phase 7 Buildings 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

Glen J. Schwartz
Attorney at Law
Northwood Center
1601 Motor Inn Dr.
Suite 330A
Grand, OH 44420
(330) 759-4664
Fax (330) 759-4668

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 7, Parcels 7A and 7B 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 Condominium Property consists of Phase 1, Parcel 1 and the Phase 1 Buildings, Phase 2, Parcel 2 and the Phase 2 Building, and Phase 3, Parcels 1 and 2 and the Parcel 3 Buildings, Phase 4, Parcels 4A and 4B and the Phase 4 Buildings and Phase 5, Parcels 5A and 5B and the Phase 5 Buildings, Phase 6, Parcels 6A and 6B and the Phase 6 Buildings, and Phase 7, Parcels 7A and 7B and the Phase 7 Buildings and other improvements located thereon.

The Units are described in detail as follows:

The Cherry: This Unit is a two bedroom Ranch Unit with an optional 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 double 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. The living room, dining room and master bedroom have vaulted ceilings.

The Linden: This Unit is a two bedroom ranch Unit with an optional loft, den and/or 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.

The Maple: This Unit is a single floor plan three bedroom Unit containing a living room with optional fireplace, dining room and kitchen with a built-in counter eating area and two full baths, a laundry room, patio and a designated unattached single car garage. The second floor units have vaulted ceilings, two quarter round windows, and an enclosed foyer.

The Spruce: This Unit is a single floor plan two bedroom Unit with a living room, a dining room with optional fireplace, a kitchen with a built-in counter eating area, two full baths, a laundry room, patio and a designated unattached single car garage. The second floor Spruce Units have vaulted ceilings and an enclosed foyer.

The Oak: This is the townhouse loft three bedroom Unit which contains a kitchen with a built-in counter eating area, pantry closet, a half bath downstairs with a combined laundry room/storage area attached to the kitchen; the Unit has a living room with an optional fireplace, a dining room with a double attached garage and a patio on the first floor; the second floor contains three bedrooms and a loft area overlooking the living room, two full baths and a storage room; the master bedroom has a large walk-in closet.

The Cypress M/Cypress L: This is the townhouse unit with a loft, two or three bedrooms, a kitchen with a built-in counter eating area, pantry closet, a half bath downstairs, a laundry room, and a furnace room with storage area attached to the kitchen; the unit has a living room with a patio and a dining room on the first floor as well as a double attached garage; the second floor contains two or three bedrooms and a loft area overlooking the living room, two full baths and a storage area; the master bedroom has a large walk-in closet.

The Beech/Beech Loft: This unit is a two bedroom Ranch Unit with an optional small or large loft which contains a living room with optional fireplace, dining room, kitchen with pantry and two full bathrooms, a laundry area, one double glass sliding door to an outside patio area and a double attached garage with storage area. The living room, dining room, bath and bedrooms have vaulted ceilings

Glenn J. Schwartz
Attorney at Law
Northwood Center
1601 Motor Inn Dr.
Suite 330A
Grand, OH 44420
(330) 759-4664
Fax (330) 759-4668

The Beech II: This Unit is a ranch model with the master bedroom and a second guest bedroom downstairs. Also, on the first floor is the kitchen with pantry and snack bar, dining room, living room, laundry, private deck and attached two car garage. Optionally, upstairs you can add a loft/den and a third bedroom over the garage. The Unit features vaulted ceilings, one skylight, arched windows and optional first floor fireplace.

The Redwood: This Unit is a split-ranch model with the master bedroom downstairs. Also, on the first floor is the kitchen with a pantry and snack bar, living room, laundry, private deck and attached two car garage. Upstairs is a loft, walk in storage area, second bedroom and an optional third bedroom. The Unit features vaulted ceilings, one skylight, arched windows and an optional first floor or loft fireplace.

The Birch U: This Unit is a single floor plan upstairs with two bedrooms, living room, dining room, kitchen with built-in snack bar, one and one-half or two baths, laundry room, patio and single attached garage. This Unit features all vaulted ceilings, kitchen pantry, an arched patio window and one skylight in the master bath.

The Birch D: This Unit is a single floor plan downstairs with two bedrooms, living room, dining room, kitchen with built-in snack bar, one and one-half or two baths, laundry room, patio and single attached garage. This Unit features vaulted ceilings in the master bedroom and bath, kitchen pantry and one skylight in the master bath.

The Cedar: This Unit is a two bedroom townhouse unit with second floor loft which contains a kitchen with built-in snack bar, one or two and one-half baths, living room, dining room, laundry room upstairs, patio and single attached garage. This Unit features vaulted ceilings upstairs in the loft and both bedrooms and an arched patio window, two quarter round windows upstairs, kitchen pantry and one skylight in the master bath.

The Poplar S - Poplar M: These are ranch models with two bedrooms, two full baths and a single car attached garage with extra large storage area. Downstairs is a kitchen with built-in counter eating area, pantry closet, furnace room, laundry room, dining room and living room with sliding glass door to an outside patio. A fireplace is option in the living room. Also found on the first floor are two full baths with skylights, two bedrooms with walk-in closets and a large entry tiled foyer. Upstairs is unfinished storage in the Poplar S or a large finished loft with closet in the Poplar M.

The Hickory: This is a townhouse model with loft, two bedrooms and a double car attached garage. Downstairs is a kitchen with built-in counter eating area, pantry closet, half bath, furnace room, dining room and living room with sliding glass door to an outside patio. A fireplace is optional in the living room. Upstairs is found two bedrooms, one or two full baths with skylight, loft overlooking the living room, laundry room with storage area, and a small desk/computer area. Both bedrooms, the loft and both bathrooms have vaulted ceilings.

Glenn J. Schwartz
Attorney at Law
Northwood Center
1601 Motor Inn Dr
Suite 330A
Grand, OH 44420
(330) 759-4664
Fax (330) 759-4668

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, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, and 21 on the Drawings and are of 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
BUILDING NO. 1:		
101 Bayshore Ave., Unit 1	1,533	1.1080%
103 Bayshore Ave., Unit 2	2,021	1.4607%
105 Bayshore Ave., Unit 3	2,021	1.4607%
107 Bayshore Ave., Unit 4	1,533	1.1080%
BUILDING NO. 2:		
117 S. Bayshore Dr., Unit 1	1,740	1.2576%
115 S. Bayshore Dr., Unit 2	2,089	1.5098%
113 S. Bayshore Dr., Unit 3	2,089	1.5098%
111 S. Bayshore Dr., Unit 4	1,533	1.1080%
BUILDING NO. 3:		
123 S. Bayshore Dr., Unit 1	1,620	1.1708%
125 S. Bayshore Dr., Unit 2	1,305	0.9432%
123 S. Bayshore Dr., Unit 3	1,305	0.9432%
125 S. Bayshore Dr., Unit 4	1,620	1.1708%

Glen J. Schwartz
 Attorney at Law
 Northwood Center
 1601 Motor Inn Dr.
 Suite 330A
 Grand, OH 44420
 (330) 759-4664
 Fax (330) 759-4668

✓ BUILDING NO. 11:

281 N. Bayshore Dr.,	Unit 1	1,620	1.1708*
283 N. Bayshore Dr.,	Unit 2	1,540	1.1130*
285 N. Bayshore Dr.,	Unit 3	1,305	0.9432*
287 N. Bayshore Dr.,	Unit 4	1,620	1.1708*

✓ BUILDING NO. 12:

261 N. Bayshore Dr.,	Unit 1	1,535	1.1094*
263 N. Bayshore Dr.,	Unit 2	1,255	0.9070*
265 N. Bayshore Dr.,	Unit 3	1,235	0.8926*
267 N. Bayshore Dr.,	Unit 4	1,235	0.8926*
269 N. Bayshore Dr.,	Unit 5	1,255	0.9070*
271 N. Bayshore Dr.,	Unit 6	1,535	1.1094*

✓ BUILDING NO. 14:

307 N. Bayshore Dr.,	Unit 1	1,871	1.3522*
305 N. Bayshore Dr.,	Unit 2	1,530	1.1058*
303 N. Bayshore Dr.,	Unit 3	1,530	1.1058*
301 N. Bayshore Dr.,	Unit 4	1,727	1.2482*

✓ BUILDING NO. 15:

326 N. Bayshore Dr.,	Unit 1	2,418	1.7476*
324 N. Bayshore Dr.,	Unit 2	2,458	1.7765*
322 N. Bayshore Dr.,	Unit 3	2,458	1.7765*
320 N. Bayshore Dr.,	Unit 4	2,418	1.7476*

✓ BUILDING NO. 16:

376 N. Bayshore Dr.,	Unit 1	2,138	1.5452*
374 N. Bayshore Dr.,	Unit 2	2,178	1.5741*
372 N. Bayshore Dr.,	Unit 3	1,810	1.3082*
370 N. Bayshore Dr.,	Unit 4	1,770	1.2792*

✓ BUILDING NO. 17:

347 N. Bayshore Dr.,	Unit 1	2,060	1.4888*
345 N. Bayshore Dr.,	Unit 2	1,956	1.4137*
343 N. Bayshore Dr.,	Unit 3	1,956	1.4137*
341 N. Bayshore Dr.,	Unit 4	2,060	1.4888*

✓ BUILDING NO. 18:

361 N. Bayshore Dr.,	Unit 1	1,535	1.1094*
363 N. Bayshore Dr.,	Unit 2	1,255	0.9070*
365 N. Bayshore Dr.,	Unit 3	1,235	0.8926*
367 N. Bayshore Dr.,	Unit 4	1,235	0.8926*
369 N. Bayshore Dr.,	Unit 5	1,255	0.9070*
371 N. Bayshore Dr.,	Unit 6	1,535	1.1094*

Glenn J. Schwartz
 Attorney at Law
 Northwood Center
 1601 Motor Inn Dr.
 Suite 330A
 Girard, OH 44420
 (330) 759-4664
 Fax (330) 759-4668

✓ BUILDING NO. 4:

137 S. Bayshore Dr.,	Unit 1	1,871	1,3522†
135 S. Bayshore Dr.,	Unit 2	1,530	1,1058†
133 S. Bayshore Dr.,	Unit 3	1,530	1,1058†
131 S. Bayshore Dr.,	Unit 4	1,727	1,2482†

✓ BUILDING NO. 5:

201 Bayshore Ave.,	Unit 1	1,475	1,0660†
201 Bayshore Ave.,	Unit 2	1,475	1,0660†
201 Bayshore Ave.,	Unit 3	1,874	1,3544†
201 Bayshore Ave.,	Unit 4	1,874	1,3544†
201 Bayshore Ave.,	Unit 5	1,269	0,9172†
201 Bayshore Ave.,	Unit 6	1,269	0,9172†

✓ BUILDING NO. 6:

219 N. Bayshore Dr.,	Unit 1	1,727	1,2482†
217 N. Bayshore Dr.,	Unit 2	1,428	1,0321†
215 N. Bayshore Dr.,	Unit 3	1,754	1,2677†
213 N. Bayshore Dr.,	Unit 4	1,871	1,3522†

✓ BUILDING NO. 7:

226 N. Bayshore Dr.,	Unit 1	2,418	1,7476†
224 N. Bayshore Dr.,	Unit 2	2,089	1,5098†
222 N. Bayshore Dr.,	Unit 3	2,287	1,6529†
220 N. Bayshore Dr.,	Unit 4	1,533	1,1080†

✓ BUILDING NO. 8:

221 N. Bayshore Dr.,	Unit 1	1,535	1,1094†
223 N. Bayshore Dr.,	Unit 2	1,255	0,9070†
225 N. Bayshore Dr.,	Unit 3	1,235	0,8926†
227 N. Bayshore Dr.,	Unit 4	1,235	0,8926†
229 N. Bayshore Dr.,	Unit 5	1,255	0,9070†
231 N. Bayshore Dr.,	Unit 6	1,535	1,1094†

✓ BUILDING NO. 9:

247 N. Bayshore Dr.,	Unit 1	1,727	1,2482†
245 N. Bayshore Dr.,	Unit 2	1,428	1,0321†
243 N. Bayshore Dr.,	Unit 3	1,428	1,0321†
241 N. Bayshore Dr.,	Unit 4	1,871	1,3522†

✓ BUILDING NO. 10:

276 N. Bayshore Dr.,	Unit 1	2,418	1,7476†
274 N. Bayshore Dr.,	Unit 2	2,638	1,9066†
272 N. Bayshore Dr.,	Unit 3	2,638	1,9066†
270 N. Bayshore Dr.,	Unit 4	2,418	1,7476†

Glenn J. Schwartz
 Attorney at Law
 Northwood Center
 1601 Motor Inn Dr.
 Suite 330A
 Grand, OH 44420
 (330) 759-4664
 Fax (330) 759-4668

BUILDING NO. 21:

420 N. Bayshore Dr.,	Unit 1	2,758	1.9933%
422 N. Bayshore Dr.,	Unit 2	2,638	1.9066%
424 N. Bayshore Dr.,	Unit 3	2,418	1.7476%


TOTAL SQUARE FOOTAGE: 138,363

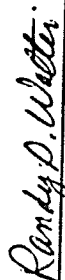
(C) The Drawings are hereby amended by adding thereto and making a part thereof the Drawings (hereinafter called "Seventh Amendment Drawings" prepared and certified by Matthew A. Hart, Registered Surveyor, and Stephen Berry, Registered Architect, in accordance with Chapter 5311 of the Ohio Revised Code, relating to the Phase 7 Buildings and all other improvements thereon, which Seventh Amendment Drawings are identified as Exhibit "B" and attached to this Seventh Amendment.

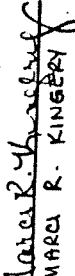
Except as specifically hereinafter amended, all of the provisions of the Declaration and Amendments and the By-Laws, and the Drawings, shall be and hereby are declared to remain in full force and effect.

IN WITNESS WHEREOF, Randy D. Walter dba RDW Company, a proprietorship, as Declarant, has caused this instrument to be executed this 1ST day of March, 1999.

WITNESSES:


LISA M. REARDON


RANDY D. WALTER
dba RDW COMPANY


MARCIA R. KINGERY

Glenn J. Schwartz
Attorney at Law
Northwood Center
1601 Motor Inn Dr.
Salem, 330A
Grand, OH 44420
(330) 759-4664
Fax (330) 759-4668