

**This is a complete set of amendments to  
the Waterfront Declaration of Condominium Property.**

**Keep them with your Declaration and By-laws.**

**Note: When you sell your unit, you will be asked to turn  
these documents over to the buyer.**

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0004907 0004910  
0004908 0004911

21

MAR 23 10 05 52

FIRST AMENDMENT TO DECLARATION  
FOR  
WATERFRONT PLACE CONDOMINIUM  
(SECTION TWO)

RECORDED

108-10

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

MONTGOMERY COUNTY AUDITOR

Dated: 3-31-70

By: DANA A. STAMPS

PLAT REFERENCE:

Book: 142

Page(s): 27 and 27A

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU  
Attorney at Law  
124 East Third Street  
Dayton, Ohio 45402

MONTGOMERY COUNTY AUDITOR  
DANA A. STAMPS  
1970 MAR 23 AM 9 43  
TRANSFERRED

F. Declarant is, pursuant to the provisions of Section 22.11 of the Declaration, the duly appointed and acting attorney-in-fact of each of the Parcel A Unit Owners and Parcel Mortgagees for the purpose of executing, acknowledging and recording for and in the name of each Parcel A Unit Owner such amendment to the Declaration as is contemplated by Article XXI thereof, and in the name of each Parcel A Mortgagee, a consent to such amendment.

**NOW, THEREFORE, Declarant hereby declares that:**

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

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

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

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

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

(c) Building 5 is two (2) stories in height containing twelve (12) flat Units.

C. Section 4.03 is hereby amended by adding thereto the following:

(b) Building 5 faces Waterfront Place

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

<u>UNITS</u>	<u>TYPE</u>
500, 504, 508, 512, 516, 520	Malibu, no garage
502, 506, 510, 514, 518, 522	Laguna, no garage

E. Section 9.01 titled "Percentage of Ownership" is hereby amended by deleting the unit designations and their percentages and substituting the following:

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 1990 by Hans H. Soltau, Vice President of Charles V. Simms Development Corporation, an Ohio corporation, on behalf of the corporation.

Cynthia L. Larbins  
Notary Public

THIS INSTRUMENT PREPARED BY:

**HANS H. SOLTAU**  
Attorney at Law  
124 East Third Street  
Dayton, Ohio 45402

CYNTHIA L. LARBINS, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 5, 1991





0008100  
0008101  
0008102

MAY 17 1990

0008103  
0008104  
0008105  
0008202

SECOND AMENDMENT TO DECLARATION  
FOR  
WATERFRONT PLACE CONDOMINIUM  
(SECTION THREE)

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

MONTGOMERY COUNTY AUDITOR

Dated: 5/9/90

By: DANA A. STAMPS

PLAT REFERENCE:

Book: 143

Page(s): 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU  
Attorney at Law  
124 East Third Street  
Dayton, Ohio 45402

RECORDED  
MAY 21 1990  
TRANSFERRED

constructed and hereinafter described, to the provisions of the Declaration and to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership.

G. Declarant is, pursuant to the provisions of Section 22.11 of the Declaration, the duly appointed and acting attorney-in-fact of each of the Parcel A Unit Owners and Parcel Mortgagees for the purpose of executing, acknowledging and recording for and in the name of each Parcel A Unit Owner such amendment to the Declaration as is contemplated by Article XXI thereof, and in the name of each Parcel A Mortgagee, a consent to such amendment.

**NOW, THEREFORE, Declarant hereby declares that:**

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

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

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

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

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

(d) Building 2 is two (2) stories in height containing twelve (12) flat Units.

(e) Garage Buildings 3 and 4 are one (1) story in height containing a total of twelve (12) garage spaces designated as part of the Units for Building 2.

(f) Building 9 is partially one (1) and two (2) stories in height containing two (2) Units.

C. Section 4.03 is hereby amended by adding thereto the following:

(c) Building 2 and Garage Buildings 3 and 4 face Waterfront Place

(d) Building 9 faces Mandel Drive

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

5. Consent to this Second Amendment on behalf of Parcel A Owners and on behalf of Parcel A Mortgagees is hereby granted by Declarant in its capacity as attorney-in-fact pursuant to the provisions of Section 23.13 of the Declaration in the capacities set forth herein.

IN WITNESS WHEREOF, CHARLES V. SIMMS DEVELOPMENT CORPORATION, as Declarant of Parcel B, as owner of a Unit or Units in Parcel A and as attorney-in-fact for all other Parcel A Unit Owners, and for Parcel A Mortgagees, has caused this instrument to be executed on this 17<sup>TH</sup> day of May, 1990.

Signed and acknowledged  
in the presence of:

CHARLES V. SIMMS  
DEVELOPMENT CORPORATION

Cheryl G. Mitchell

By: Hans H. Soltau  
Hans H. Soltau  
Vice President

Cynthia L. Larkins

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

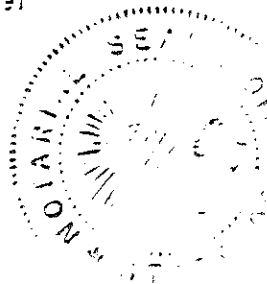
The foregoing instrument was acknowledged before me this 17<sup>TH</sup> day of May, 1990 by Hans H. Soltau, Vice President of Charles V. Simms Development Corporation, an Ohio corporation, on behalf of the corporation.

Cynthia L. Larkins  
Notary Public

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU  
Attorney at Law  
124 East Third Street  
Dayton, Ohio 45402

CYNTHIA L. LARKINS, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 6, 1991





Description  
Waterfront Place Condominium  
Page 2

thence continuing with the south line of Box Elder Drive and the north line of said Lot 2 South eighty-nine degrees thirty-two minutes twenty seconds (89° 32' 20") east for one hundred fifty-eight and 64/100 (158.64) feet to the point of beginning continuing 0.548 acres more or less.

jdm:4608  
#10-16732-01



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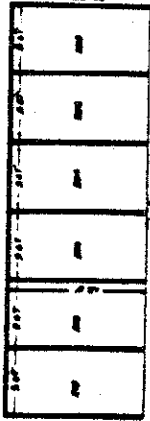
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MAY 2022  
MAY 2023  
MAY 2024  
MAY 2025

**WATERFRONT PLACE COMBINATIONS  
SECTION THREE**

ON THE EAST SIDE OF THE COMBINATION OF  
AS SHOWN IN THE PLAN AND SECTION  
AND THE WEST SIDE OF THE COMBINATION  
SECTION THREE IS  
SECTION THREE IS  
SECTION THREE IS  
SECTION THREE IS



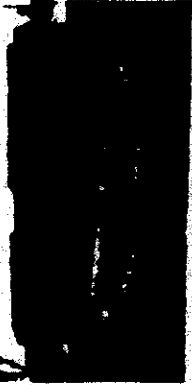
**GARAGE "3"**



**NORTH**



**EAST**



**NORTH**



**EAST**

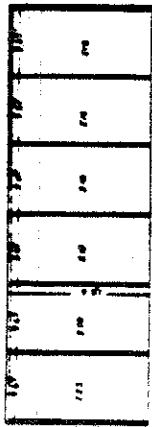


**NORTH**



**EAST**

**GARAGE "4"**



**NORTH**



**EAST**

WEST 10 10 10 10 10 10

ON THE EAST SIDE OF THE COMBINATION OF  
AS SHOWN IN THE PLAN AND SECTION  
AND THE WEST SIDE OF THE COMBINATION  
SECTION THREE IS  
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SECTION THREE IS



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TRANSFERRED

THIRD AMENDMENT TO DECLARATION  
FOR  
WATERFRONT PLACE CONDOMINIUM  
(SECTION FOUR)

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

MONTGOMERY COUNTY AUDITOR

Dated: 10/4/90

By: DANA A. STAM

PLAT REFERENCE:

Book: 144

Page(s): 47 thru 47-C

THIS INSTRUMENT PREPARED BY:

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

constructed and hereinafter described, to the provisions of the Declaration and to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership.

G. Declarant is, pursuant to the provisions of Section 22.11 of the Declaration, the duly appointed and acting attorney-in-fact of each of the Parcel A Unit Owners and Parcel Mortgagees for the purpose of executing, acknowledging and recording for and in the name of each Parcel A Unit Owner such amendment to the Declaration as is contemplated by Article XXI thereof, and in the name of each Parcel A Mortgagee, a consent to such amendment.

**NOW, THEREFORE, Declarant hereby declares that:**

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

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

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

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

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

(g) Building 4 is two (2) stories in height containing twelve (12) flat Units.

(h) Garage Building 7 is one (1) story in height containing a total of six (6) garage spaces designated as part of some of the Units for Building 4.

(i) Building 8 is partially one (1) and two (2) stories in height containing two (2) Units.

C. Section 4.03 is hereby amended by adding thereto the following:

(e) Building 4 and Garage Building 7 face Waterfront Place.

(f) Building 8 faces Mandel Drive.

D. Section 5.02 is hereby amended by adding thereto the following:

(e) Clearwater is a one (1) story ranch Unit containing approximately 1,454 square feet.

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

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

5. Consent to this Third Amendment on behalf of Parcel A Owners and on behalf of Parcel A Mortgagees is hereby granted by Declarant in its capacity as attorney-in-fact pursuant to the provisions of Section 23.13 of the Declaration in the capacities set forth herein.

IN WITNESS WHEREOF, Charles V. Simms Development Corporation, as Declarant of Parcel B, as owner of a Unit or Units in Parcel A and as attorney-in-fact for all other Parcel A Unit Owners, and for Parcel A Mortgagees, has caused this instrument to be executed on this 28 day of September, 1990.

Signed and acknowledged  
in the presence of:

**CHARLES V. SIMMS  
DEVELOPMENT CORPORATION**

Cynthia L. Larkins

By: Hans H. Soltau  
Hans H. Soltau  
Vice President

Robert K. Class

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 28 day of September, 1990 by Hans H. Soltau, Vice President of Charles V. Simms Development Corporation, an Ohio corporation, on behalf of the corporation.

Cynthia L. Larkins  
Notary Public

Cynthia L. Larkins, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 6, 1991

THIS INSTRUMENT PREPARED BY:

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

1990 OCT -4 PM 12:30  
TRANSFERRED

THIS IS TO CERTIFY that the within and foregoing is a true and correct copy of the original as the same appears on the files of the Bureau of Land Management, Department of the Interior, Washington, D. C.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D. C. 20240

DATE OF SURVEY: 1964  
DATE OF RECORDING: 1964  
BY: [Signature]  
TITLE: [Illegible]

SECTION: 10-390  
TOWNSHIP: 10-390  
RANGE: 10-390

STATE OF [Illegible]  
COUNTY OF [Illegible]

171  
REID F. FREDERICK, JR. P.S.  
10-390

DESCRIPTION: [Illegible text describing the land and survey details]

WARRANT FOR LAND UNIT  
[Illegible text regarding the warrant]



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300	300
400	400
500	500

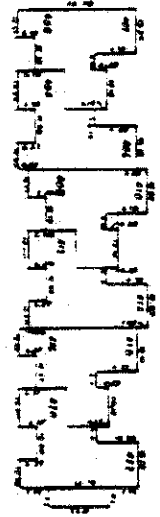
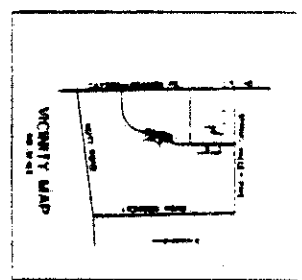


FIGURE NO. 1  
Detailed floor plan of the main building.

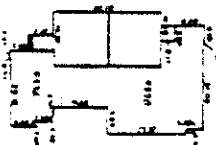


FIGURE NO. 2  
Detailed floor plan of the smaller structure.

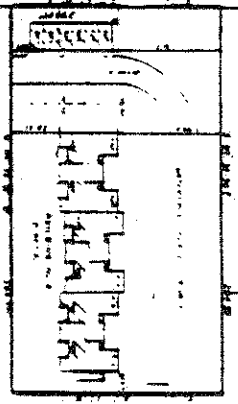


FIGURE NO. 3  
Site plan showing building locations.

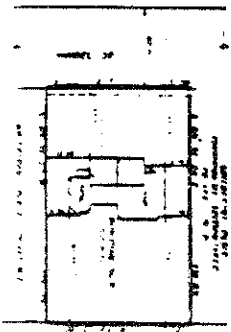
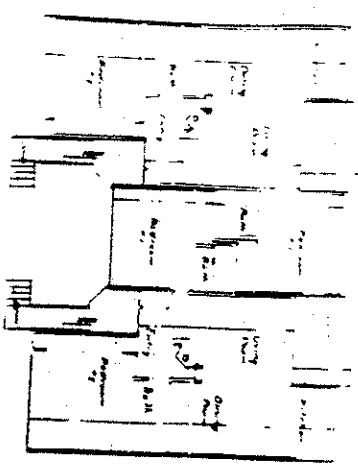


FIGURE NO. 4  
Another site plan or map.

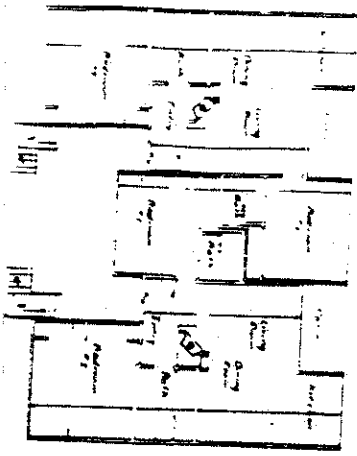
MAJESTIC PLANT CONSTRUCTION  
SECTION FORM  
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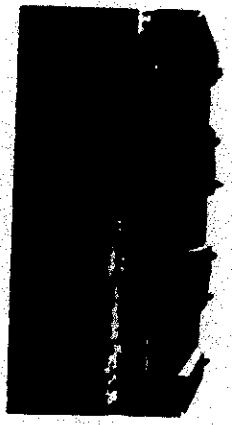
2007-1-11-01



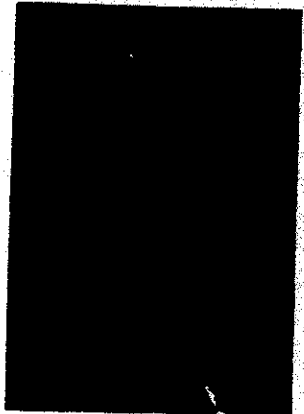
SECOND FLOOR  
UNIT 404  
UNIT 405  
UNIT 406  
UNIT 407  
UNIT 408  
UNIT 409



FIRST FLOOR  
UNIT 400  
UNIT 401  
UNIT 402  
UNIT 403  
UNIT 404  
UNIT 405



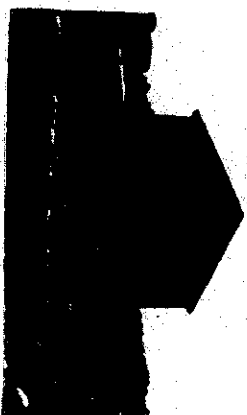
NORTH



EAST

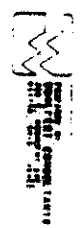


SOUTH



WEST

BATTERSON PLACE CONDOMINIUMS  
SECTION FOUR  
ALL THE PART OF SECTION 10  
AS APPEARING IN THE PLAN RECORD IN  
IN THE PLAN RECORD OF  
MUNICIPALITY OF OMAHA  
SECTION 10, T12N, R10W, S10E  
MUNICIPALITY OF OMAHA  
CONTAINING THE PART  
CONTAINING THE PART





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0004941 0004944  
0004942 0004945

4

TRANSFERRED

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**FOURTH AMENDMENT TO DECLARATION**  
**FOR**  
**WATERFRONT PLACE CONDOMINIUM**  
**(SECTION FIVE)**

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

**MONTGOMERY COUNTY AUDITOR**

Dated: 3/28/91

By: A. J. WAGNER

**PLAT REFERENCE:**

Book: 146

Page(s): 24 thru 24B

**THIS INSTRUMENT PREPARED BY:**

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

VICKI D. PEGG  
RECORDER

91 MAR 28 AM 9:49

MONTGOMERY CO. OHIO  
RECORDED

153.60  
E

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

<u>UNITS</u>	<u>TYPE</u>
300, 304, 308, 312, 316, 320	Malibu, with garage
302, 306, 310, 314, 318, 322	Laguna, with garage

E. Section 9.01 titled "Percentage of Ownership" is hereby amended by deleting the unit designations and their percentages and substituting the following:

<u>UNIT NO.</u>	<u>PERCENTAGE OF OWNERSHIP</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF OWNERSHIP</u>	<u>UNIT NO.</u>	<u>PERCENTAGE OF OWNERSHIP</u>
100	1.59	220	1.59	414	1.34
102	1.59	222	1.59	416	1.34
104	1.59	300	1.59	418	1.34
106	1.59	302	1.59	420	1.34
108	1.59	304	1.59	422	1.34
110	1.59	306	1.59	500	1.34
112	1.59	308	1.59	502	1.34
114	1.59	310	1.59	504	1.34
116	1.59	312	1.59	506	1.34
118	1.59	314	1.59	508	1.34
120	1.59	316	1.59	510	1.34
122	1.59	318	1.59	512	1.34
200	1.59	320	1.59	514	1.34
202	1.59	322	1.59	516	1.34
204	1.59	400	1.59	518	1.34
206	1.59	402	1.59	520	1.34
208	1.59	404	1.59	522	1.34
210	1.59	406	1.59	9320	2.50
212	1.59	408	1.59	9326	2.33
214	1.59	410	1.59	9330	1.94
216	1.59	412	1.34	9336	2.33
218	1.59				

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

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



WOOLPERT

DESCRIPTION  
WATERFRONT PLACE CONDOMINIUMS  
SECTION FIVE

FEBRUARY 1991

Located in Section 29, Town 3, Range 5 M.R.S. Washington Township, Montgomery County, State of Ohio, and being part of Lot 1 as shown on Waterfront Place Record Plan recorded in Plat Book 140, Page 28 in the plat records of Montgomery County, Ohio, described as follows:

Beginning on the west line of Mandel Drive at the northeast corner of said Lot 1, thence with the west line of Mandel Drive and the east line of said Lot 1 south zero degrees four minutes fifty-one seconds ( $0^{\circ}4'51''$ ) west for three hundred one and  $36/100$  feet (301.36) to the northeast corner of Waterfront Place Condominiums Section One as recorded in Plat Book 141, Page 26, in the plat records of Montgomery County, Ohio;

thence with the north line of said Waterfront Place Condominiums Section One south eighty-five degrees thirteen minutes twenty seconds ( $85^{\circ}13'20''$ ) west for two hundred fifty-two and  $50/100$  (252.50) feet to the northwest corner thereof;

thence with the west line of said Waterfront Place Condominiums Section One south four degrees forty-six minutes forty seconds ( $4^{\circ}46'40''$ ) east for seven and  $26/100$  (7.26) feet to the northeast corner of Waterfront Place Condominiums Section Three as recorded in Plat Book 143, Page 8 in the plat records of Montgomery County, Ohio;

thence with the north line of said Waterfront Place Condominiums Section Three south eighty-five degrees thirteen minutes twenty seconds ( $85^{\circ}13'20''$ ) west for one hundred ninety-six and  $43/100$  feet (196.43) to the northwest corner of said Waterfront Place Condominiums Section Three;

thence with the west line of said Waterfront Place Condominiums Section Three south four degrees forty-six minutes forty seconds ( $4^{\circ}46'40''$ ) east for one hundred eighty-one and  $6/100$  (181.06) feet to the south line of said Lot 1;

thence with the south line of said Lot 1 south eight-five degrees thirteen minutes twenty seconds ( $85^{\circ}13'20''$ ) west for two hundred thirty-two and  $71/100$  (232.71) feet to the southwest corner of said Lot 1;

thence with the west line of said Lot 1 north two degrees twenty-five minutes ten seconds ( $2^{\circ}25'10''$ ) east for three hundred ninety-seven and  $91/100$  (397.91) feet to the southwest corner of Waterfront Place Condominiums Section Four as recorded in Plat Book 144, Page 47 in the plat records of Montgomery County, Ohio;

thence with the south line of said Waterfront Place Condominiums Section Four south eighty-nine degrees thirty-four minutes fifty seconds ( $89^{\circ}34'50''$ ) east for two hundred eighty-four and  $50/100$  (284.50) feet to the southeast corner thereof;

thence with the east line of said Waterfront Place Condominiums Section Four north zero degrees twenty-five minutes ten seconds ( $0^{\circ}25'10''$ ) east for twenty-three and  $8/100$  (23.08) feet to the southwest corner of Waterfront Place Condominiums Section Two as recorded in Plat Book 142, Page 27 in the plat records of Montgomery County, Ohio;

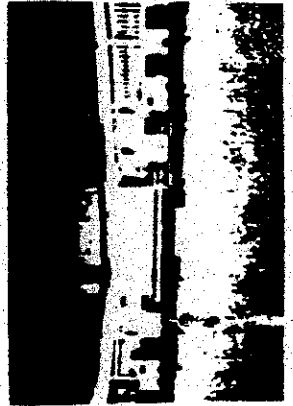
thence with the south line of said Waterfront Place Condominiums Section Two south eighty-nine degrees thirty-four minutes fifty seconds ( $89^{\circ}34'50''$ ) east for two hundred six and  $7/100$  (206.07) feet to the southeast corner thereof;

thence with the east line of said Waterfront Place Condominiums Section Two north zero degrees twenty-five minutes and zero seconds ( $0^{\circ}25'00''$ ) east for one hundred twenty-nine and  $66/100$  (129.66) feet to the north line of said Lot 1;

thence with the north line of said Lot 1 south eighty-nine degrees thirty-four minutes fifty seconds ( $89^{\circ}34'50''$ ) east for one hundred sixty-nine and  $43/100$  (169.43) feet to the point of beginning containing four and  $42/100$  (4.420) acres more or less.



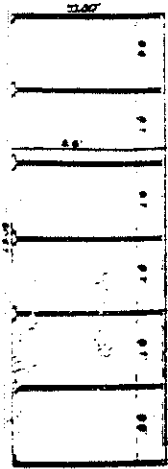
NORTH SIDE



SOUTH SIDE

POOL HOUSE

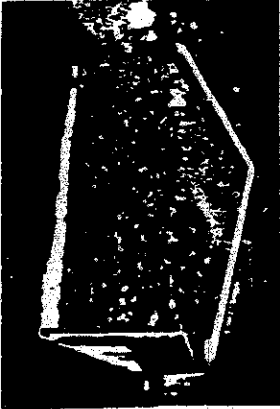
GARAGES 516



GARAGE NO 5      GARAGE NO 6  
 10' x 20'      10' x 20'  
 10' x 20'      10' x 20'  
 10' x 20'      10' x 20'  
 10' x 20'      10' x 20'  
 10' x 20'      10' x 20'  
 10' x 20'      10' x 20'  
 10' x 20'      10' x 20'



EAST SIDE



SOUTH SIDE



WEST SIDE



NORTH SIDE

WATERBURY PLACE CONDOMINIUMS  
 SECTION FIVE  
 From part of lot 1  
 as shown on plat from the  
 and section of plat from the  
 and section of plat from the  
 and section of plat from the  
 and section of plat from the



SCALE 1" = 10'

REGISTERED  
 PLAN  
 88-8 M. 05 24M  
 BY 12/28/87



0008112  
0008113  
8114

0008158

FIFTH AMENDMENT TO DECLARATION  
FOR  
WATERFRONT PLACE CONDOMINIUM  
(SECTION SIX)

I hereby certify that copies of the within Fifth Amendment together with the drawings attached as Exhibit "B" thereto, have been filed in the Office of the Auditor, Montgomery County, Ohio.

MONTGOMERY COUNTY AUDITOR

Dated: April 30, 1992

By: A. J. Wagner

PLAT REFERENCE:

Book: 150

Page(s): 4, 4A + 4B

THIS INSTRUMENT PREPARED BY:

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

VICKI D. PEGG #153<sup>60</sup>  
RECORDER B

92 APR 30 AM 10:26  
MONTGOMERY CO. OHIO  
RECORDED



F. The Declarant has determined to submit a certain part of the premises described in "Exhibit D" of the Declaration, said part being hereinafter referred to as "Parcel B", together with the buildings and any other improvements thereon constructed and hereinafter described, to the provisions of the Declaration and to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership.

G. Pursuant to the provisions contained in Section 22.11 of the Declaration, the Declarant is the duly appointed and acting attorney-in-fact of each of the Parcel A Unit Owners and Parcel A Mortgagees for the purpose of executing, acknowledging and recording for and in the name of each Parcel A Unit Owner such amendment to the Declaration as is contemplated by Article XXI thereof, and in the name of each Parcel A Mortgagee, a consent to such amendment.

**NOW, THEREFORE,** Declarant hereby declares that:

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

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

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

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

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

(l) Buildings 10 and 11 are each partially one (1) and two (2) stories in height and each contains two (2) Units.

C. Section 4.03 is hereby amended by adding thereto the following:

(h) Buildings 10 and 11 face Mandel Drive.

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

<u>UNITS</u>	<u>TYPE</u>
9300	Clearwater
9306, 9310	Palm Beach
9316	Sanibel

IN WITNESS WHEREOF, Charles V. Simms Development Corporation, as Declarant of Parcel B, as owner of a Unit or Units in Parcel A and as attorney-in-fact for all other Parcel A Unit Owners, and for Parcel A Mortgagees, has caused this instrument to be executed on this 23rd day of April, 1992.

Signed and acknowledged  
in the presence of:

CHARLES V. SIMMS  
DEVELOPMENT CORPORATION

Cynthia L. Larkins

Hans H. Soltau  
Hans H. Soltau  
Vice President

Arthur F. Millong, Jr.  
Arthur F. Millong, Jr.

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 23rd day of April, 1992 by Hans H. Soltau, Vice President of Charles V. Simms Development Corporation, an Ohio corporation, on behalf of the corporation.

Cynthia L. Larkins  
Notary Public

CYNTHIA L. LARKINS, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 6, 1998

THIS INSTRUMENT PREPARED BY:

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

RECORDED  
APR 23 1992  
MONTGOMERY COUNTY, OHIO

The undersigned being of the sound mind and memory of the said person and being duly qualified and duly sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the said person and that the same is a true and correct copy of the original as the same appears in the records of the said person.

Witness my hand and the seal of the said person at the City of Chicago, Illinois, this 1st day of August, 1921.

*Charles V. Smith*  
 COUNTY CLERK

Notary of State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the said person and that the same is a true and correct copy of the original as the same appears in the records of the said person.

*Charles V. Smith*  
 COUNTY CLERK

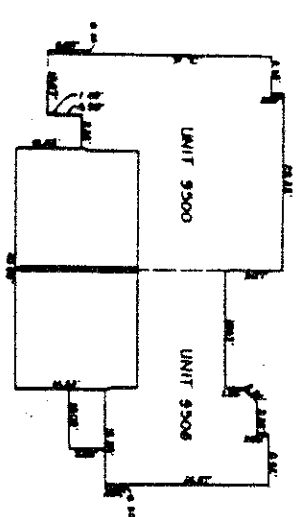
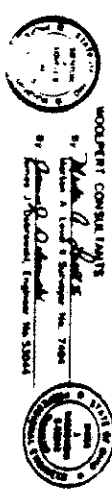
Notary of State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the said person and that the same is a true and correct copy of the original as the same appears in the records of the said person.

*Charles V. Smith*  
 COUNTY CLERK

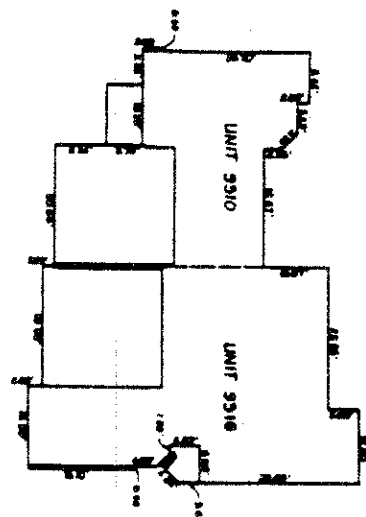
*William H. ...*  
 Notary of State of Illinois

*Ray D. Dwyer*  
 10-11-21

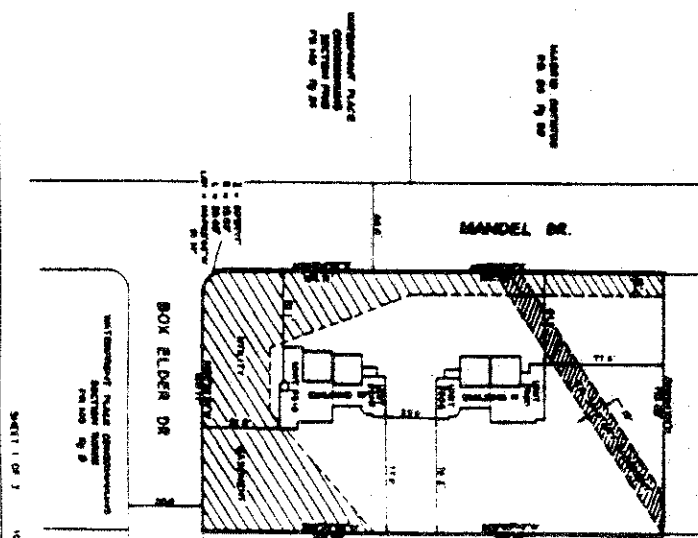
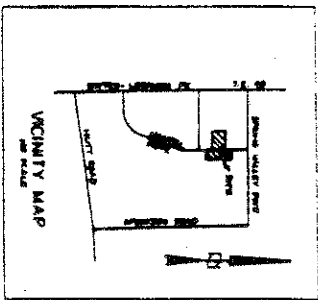
**CERTIFICATION**  
 The above Condominium Plan is a true and correct copy of the original as the same appears in the records of the said person and that the same is a true and correct copy of the original as the same appears in the records of the said person.



BUILDING 11



BUILDING 10

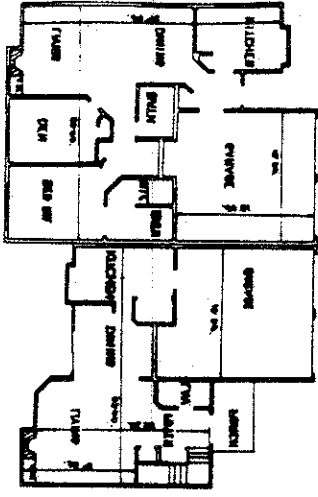


**WATERFRONT PLACE CONDOMINIUMS**  
 SECTION SIX

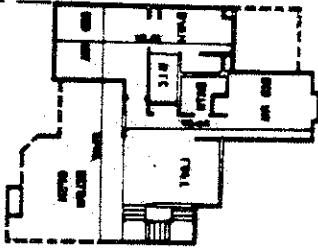
LOCATED IN  
 WASHINGTON COUNTY, MISSOURI  
 CONTAINING 1.27 ACRES

RETURN TO: FIDELITY LAND TITLE

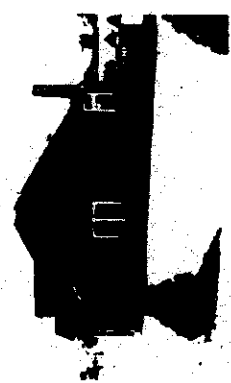
BUILDING 11



UNIT 2800



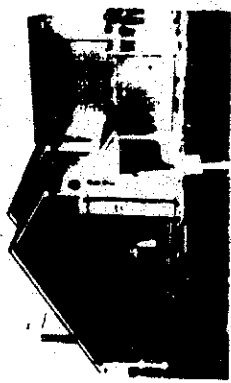
FRONT



RIGHT SIDE



BACK



LEFT SIDE

WATERBORO PLACE CONDOMINIUMS  
SECTION 303

CONSTRUCTION BY: **WATBORO PLACE**  
 100 WATERBORO PLACE, SUITE 100  
 WATBORO, MASSACHUSETTS 01981  
 TEL: 508-833-1111 FAX: 508-833-1112

DESIGNED BY: **WATBORO PLACE**  
 100 WATERBORO PLACE, SUITE 100  
 WATBORO, MASSACHUSETTS 01981  
 TEL: 508-833-1111 FAX: 508-833-1112

CONSTRUCTION BY: **WATBORO PLACE**  
 100 WATERBORO PLACE, SUITE 100  
 WATBORO, MASSACHUSETTS 01981  
 TEL: 508-833-1111 FAX: 508-833-1112

5

0018333

0018334

18335

VICKI D. PEGG  
RECORDER

TRANSFERRED

92 SEP 15 PM 12: 20

1992 SEP 15 PM 12: 12

MONTGOMERY CO. OHIO  
RECORDED

SIXTH AMENDMENT TO DECLARATION  
AUDITOR  
FOR  
WATERFRONT PLACE CONDOMINIUM  
(SECTION SEVEN)

15360  
H

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

MONTGOMERY COUNTY AUDITOR

Dated: 9/15/92

By: A. J. Wagner

PLAT REFERENCE:

Book: 151

Page(s): 12 thru 12 B

THIS INSTRUMENT PREPARED BY:

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

F. The Declarant has determined to submit a certain part of the premises described in "Exhibit D" of the Declaration, said part being hereinafter referred to as "Parcel B", together with the buildings and any other improvements thereon constructed and hereinafter described, to the provisions of the Declaration and to the provisions of Chapter 5311 of the Ohio Revised Code for condominium ownership.

G. Declarant is, pursuant to the provisions of Section 22.11 of the Declaration, the duly appointed and acting attorney-in-fact of each of the Parcel A Unit Owners and Parcel Mortgagees for the purpose of executing, acknowledging and recording for and in the name of each Parcel A Unit Owner such amendment to the Declaration as is contemplated by Article XXI thereof, and in the name of each Parcel A Mortgagee, a consent to such amendment.

**NOW, THEREFORE,** Declarant hereby declares that:

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

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

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

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

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

(m) Buildings 6 and 7 are partially one (1) and two (2) stories in height containing two (2) Units.

C. Section 4.03 is hereby amended by adding thereto the following:

(i) Buildings 6 and 7 face Mandel Drive.

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

<u>UNITS</u>	<u>TYPE</u>
9340, 9350	Sanibel
9346, 9356	Palm Beach

**RECORD BOOK**

The undersigned being of the age and legal capacity of the said individual, do hereby certify that the foregoing is a true and correct copy of the original record book of the Condominium Project, as the same is now being kept by the undersigned, and that the same is a true and correct copy of the original record book of the Condominium Project, as the same is now being kept by the undersigned, and that the same is a true and correct copy of the original record book of the Condominium Project, as the same is now being kept by the undersigned.

**UNIT 3046**

**UNIT 3040**

**UNIT 3036**

**UNIT 3000**

**UNIT 3046**

**UNIT 3040**

**UNIT 3036**

**UNIT 3000**

**UNIT 3046**

**UNIT 3040**

**UNIT 3036**

**UNIT 3000**

**UNIT 3046**

**UNIT 3040**

**UNIT 3036**

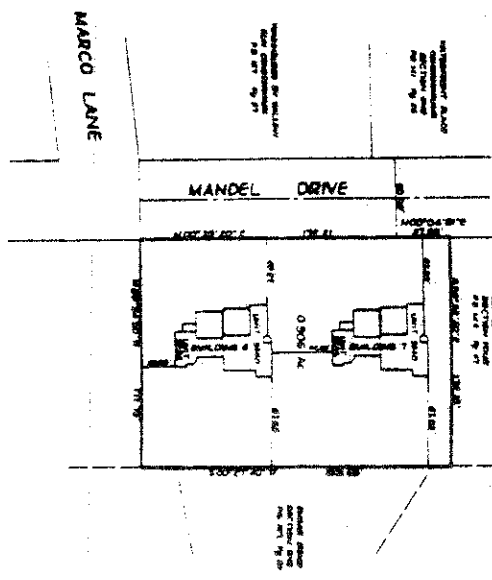
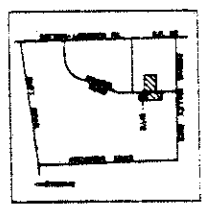
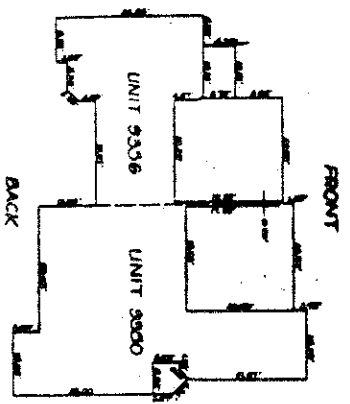
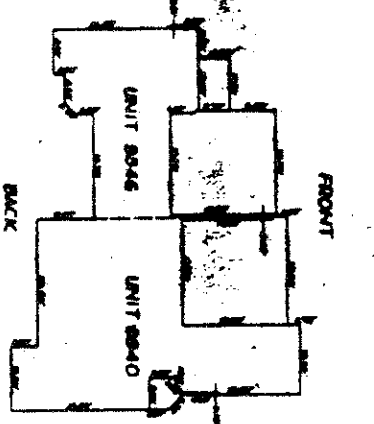
**UNIT 3000**

**UNIT 3046**

**UNIT 3040**

**UNIT 3036**

**UNIT 3000**



**WATERFRONT PLACE CONDOMINIUMS**

**SECTION SEVEN**

**SECTION 10**

**SECTION 11**

**SECTION 12**



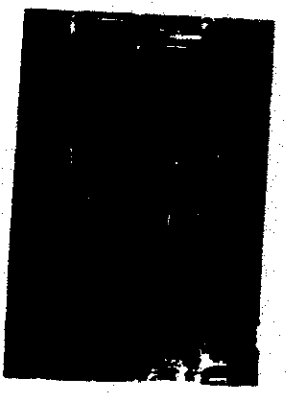
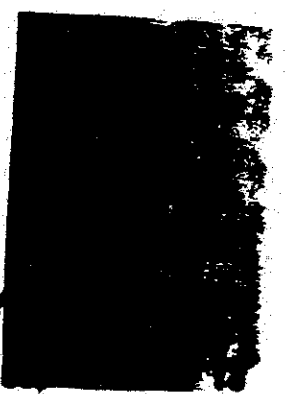
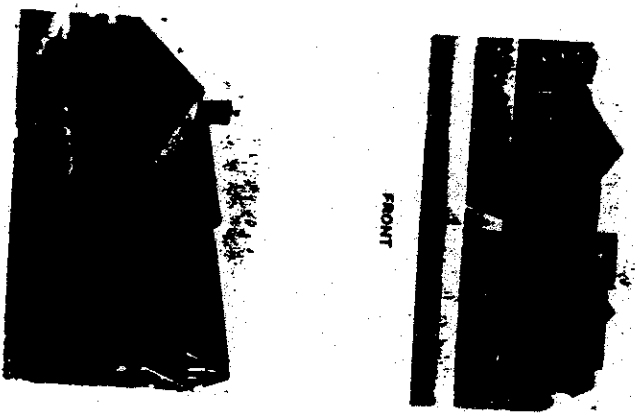
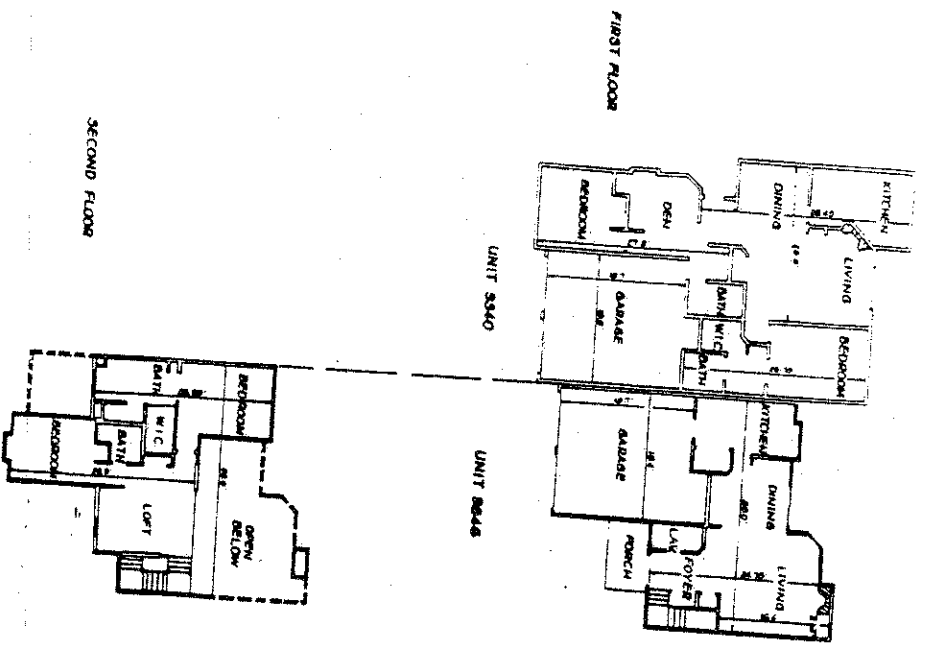
**WOLPERT CONSULTANTS**

**Wolpert Consultants, Inc.**

**1500 Pennsylvania Avenue, N.W.**

**Washington, D.C. 20004**

BUILDING 7



WATERFRONT PLACE CONDOMINIUMS  
SECTION SEVEN  
SOME PART OF LOT 8  
OF WATERFRONT PLACE  
IN THE CITY OF COLUMBUS, OHIO,  
COUNTY OF FRANKLIN, OHIO

LOCATED BY  
SECTION 26, TOWN 2, RANGE 9 N & 3 E  
ALABAMA POWER COMPANY  
CONTRACT NO. 100, PAGE 28,  
CONTRACT DATED 1-27-68

TRANSFERRED

Deaford, Ohio 43005  
110 E. Third Street  
Fidelity Land Title