FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

CABINET 3 SLIDE 24

This first amendment to the Declaration of HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM is made on or as of the 25th day of October 2002.

Recitals

A. Homestead at Highland Lakes Condominium is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio ("the Condominium Act") by the filing of the Declaration of Homestead at Highland Lakes Condominium and the Drawings thereof, recorded, respectively, as Official Record Volume 189, pages 1504-1547, and Plat Cabinet 2, Slide 715, et seq., both of the records of the Recorder of Delaware County, Ohio.

B. Pursuant to the provisions of Article XVII of the Declaration, and the provisions of the Condominium Act, Declarant, Homestead Highland Lakes, LLC, desires by this amendment to add a portion of the Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described to be added to the Condominium, hereby declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property, consisting of 0.129 acres, more or less, is described in the attachment hereto, marked "Exhibit A", and hereby made a part hereof. A sketch site plan showing the composition of the property added hereby is attached hereto, marked "Exhibit B", and hereby made a part hereof. A plot plan showing the relationship of the property added hereby to the property already a part of the Condominium is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Homestead at Highland Lakes Condominium".

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains one freestanding single-family traditional style residential building and expands the Condominium to contain three dwelling units, each of which is called a "Unit". The residential building is one and one-half with a partial basement, a Florida room and an attached two-car garage. The building is of wood frame construction, on a concrete block foundation, with an asphalt shingle roof and an exterior of either concrete product or wood product siding and some brick or stone. The principal materials of which the building is constructed are wood, glass, concrete, brick or stone, asphalt shingle, and drywall. In addition, there are green and landscaped areas and private drives and parking areas. All improvements on the property added hereby are compatible in terms of quality of construction, principal materials used, and architectural style and design to the improvements now a part of the Condominium Property.

Certificate of Auditor

A copy of this First Amendment to the Declaration for Homestead at Highland Lakes Condominium, together with the First Amendment to the Drawings attached thereto, were filed with this office on October 25, 2002.

Delaware County Auditor

By [Signature]

Deputy Auditor
6. **Units.**

a. **Unit Designation.** The Unit added to the Condominium hereby is designated on the amendment to the Drawings filed simultaneously herewith, and attached hereto (although the same may be detached herefrom upon filing by the Delaware County Recorder and filed in separate records), labeled "Condominium Drawings of Homestead at Highland Lakes Condominium First Amendment", by a Unit designation, which is a combination of a number corresponding with the numerical portion of the street address of that Unit, a dash (-) and a number corresponding with Declarant's number of the building in which that Unit is situated. An example of a proper Unit designation is "3737-29". A listing of the type and composition of all Units that may be in the Condominium is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof. The Unit designation of the Unit added hereby and of each Unit hereinafore part of the Condominium is set forth on "Exhibit E" attached hereto and hereby made a part hereof.

b. **Composition of Units.** The Unit added hereby consists of the space in the building designated on the amendment to the Drawings filed simultaneously herewith with that Unit's Unit designation, including and excluding, as appropriate, those same items as are described and defined in the description of Unit types on Exhibit D and in the Declaration. The type of each Unit is shown on the attached Exhibit E. Floor plan layouts and elevation drawings for the Unit added hereby are shown on the amendment to the Drawings filed simultaneously herewith.

c. **Unit Locations.** The location of the Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith, and is also shown on Exhibit B. Each Unit has direct access to Common Elements leading directly to Alston Grove Drive, a public street.

7. **Common and Limited Common Elements.**

a. **Common Elements.** All of the additional property hereby added hereto, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the amendment to the Drawings filed herewith as a part of a Unit, are Common Elements.

b. **Limited Common Elements.** Those portions of the Common Elements that are added hereby that are labeled or designated as "limited common elements" or "limited common areas" on the amendment to the Drawings filed herewith are Limited Common Elements. These Limited Common Elements consist of a driveway area immediately in front of the garage serving that Unit, one or more unenclosed porches, in some instances, one or more patio and/ or yard areas and the improvements within those areas, and in some instances, a balcony. In each case, a Limited Common Element is reserved for the exclusive use of the Unit or Units which those improvements are designed or designated to serve.

c. **Undivided Interests.** The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as hereby allocated and reallocated, are as designated on the attached Exhibit E, and, in each case, is based on a par value for each type of Unit that is set forth on Exhibit D. These par values have been assigned on the basis of various factors, including fair market values, replacement costs, relative sizes, and simplicity. Undivided interests have been adjusted at thousands of a percent, in Declarant's discretion, so that the total of undivided interests equals exactly 100.000%. This exhibit supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Elements shall be owned by the Unit owners as tenants in common, and ownership thereof shall remain undivided. No Unit owner may waive or release any rights in the Common Elements. Further, the undivided interest of a Unit in the Common Elements shall not be separated from the Unit to which it appertains.

8. **Effects of Expansion.** Upon the filing for record of this amendment to the Declaration adding additional property to the Condominium Property:

a. the added portion shall thereafter be subject to and benefited by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

b. the owner or owners of the added portion shall thereupon become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and
c. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 29th day of October 2002.

HOMESTEAD HIGHLAND LAKES, LLC.,
an Ohio limited liability company

By
John A. Rothschild, Jr., President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was acknowledged before me by John A. Rothschild, Jr., the President of Homestead Highland Lakes, LLC., an Ohio limited liability company, on behalf of said limited liability company, this 29th day of October 2002.

CALVIN T. JOHNSON, JR., ATTORNEY-AT-LAW
NOTARY PUBLIC, STATE OF OHIO

This instrument prepared by Calvin T. Johnson, Jr., attorney at law, Loveland & Brosius, 50 West Broad Street, Columbus, Ohio 43215-5917.
EXHIBIT A

FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Legal Description, Property Added
(0.129 acre)

Sitatue in the State of Ohio, County of Delaware, Township of Genoa, lying in Farm Lot No. 13, Section 2, Township 3 North, Range 17 West, United States Military Lands and being part of the 37.521 acre tract conveyed to Homestead Highland Lakes, LLC. by deed of record in Official Record 86, Page 350, records of the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Begin for Reference at an iron pin found at a point on a curve in the northerly right-of-way line of Alston Grove Drive (60 feet-wide), at a common corner of said 37.521 acre tract and Lot No. 5888 as delineated on the plat of "The Oaks at Highland Lakes", a subdivision of record in Plat Cabinet 2, Slide 608:

Thence along said northerly right-of-way line of Alston Grove Drive and along arc of said curve to the right having a radius of 575.00 feet, a central angle of 08°53'19", an arc length of 89.20 feet, and a chord bearing N 89°06'56" E, a chord distance of 89.11 feet, to an iron pin found at a point of tangency;

Thence S 86°26'25" E, a distance of 103.58 feet, continuing along said northerly right-of-way line of Alston Grove Drive, to an iron pin found at a southwesterly corner of "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM" a condo plat of record in Plat Cabinet 2, Slides 715-715H;

The following four (4) courses and distances along the westerly lines of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM":

1. Thence along arc of said curve to the left having a radius of 25.00 feet, a central angle of 32°41'01", an arc length of 14.25 feet, and a chord bearing N 19°54'06" E, a chord distance of 14.07 feet, to an iron pin found at a point of tangency;

2. Thence N 03°33'35" E, a distance of 147.50 feet, to an iron pin found at a point of curvature;

3. Thence along arc of said curve to the left having a radius of 15.00 feet, a central angle of 89°56'10", an arc length of 23.55 feet, and a chord bearing N 41°24'30" W, a chord distance of 21.20 feet, to an iron pin found;

4. Thence N 03°33'35" E, a distance of 26.00 feet, to an iron pin found;

Thence N 86°26'25" W, a distance of 52.52 feet, along a southerly line of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM", to an iron pin found. Said iron pin being the POINT OF TRUE BEGINNING for the herein described tract;

The following two (2) courses and distances across said 37.521 acre tract:

1. Thence N 86°26'25" W, a distance of 49.00 feet, to an iron pin set;
EXHIBIT A (Continued)

FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Legal Description, Property Added
(0.129 acre)

2. Thence N 03°33'35" E, a distance of 114.50 feet, to an iron pin set in a southerly line of
   said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM";

   Thence S 86°26'25" E, a distance of 49.00 feet, along said southerly line of "HOMESTEAD
   AT HIGHLAND LAKES CONDOMINIUM", to an iron pin found;

   Thence S 03°33'35" W, a distance of 114.50 feet, along a westerly line of said "HOMESTEAD
   AT HIGHLAND LAKES CONDOMINIUM", to the POINT OF TRUE BEGINNING. Containing
   0.129 acres, more or less, and being subject to all easements, restrictions, and rights-of-way of record.

   The bearings hereon are based on the grid bearing of N 33°d53'06" E for the centerline of
   Worthington road in the Ohio State Plane coordinate system, North Zone, as determined by a series of
   GPS observations on September 14, 1999

   JAMES M.
   PEARSALL
   7840
   Registered Surveyor No. 7840

   DATE

   9/7/92

   D. ZANDE & ASSOCIATES, INC.
FIRST AMENDMENT TO CONDOMINIUM DRAWINGS OF HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

LEGEND
- PF: IRON PIN FOUND
- IPS: IRON PIN SET
- RSP: RAILROAD SPIKE FOUND
- LCE: LIMITED COMMON ELEMENT
- C: NUMBER DESIGNATES UNIT HOME
- ALL AREAS NOT DESIGNATED AS A UNIT DESIGNATION OR AS LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON THE GRID BEARING OF N 33°53'00" E FOR THE CENTERLINE OF WORTHINGTON ROAD IN THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AS DETERMINED BY A SERIES OF GPS OBSERVATIONS ON SEPTEMBER 14, 1999.

FLOOD NOTE:
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39041G-02453, WITH AN EFFECTIVE DATE OF APRIL 21, 1996, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CURVE TABLE
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<td>23.55</td>
<td>21.20</td>
<td>N 41°24'30&quot; W</td>
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SCALE IN FEET

Prepared By:
R. D. Zaiko & Associates, Inc. 1231 Dublin Blvd Columbus, Ohio 43210
FIRST AMENDMENT TO
CONDOMINIUM DRAWINGS
OF
HOMESTEAD AT
HIGHLAND LAKES CONDOMINIUM

LINE BEARING DISTANCE
L1 N 08°26'25" W 163.58
L2 N 03°33'35" E 147.60
L3 N 03°33'35" E 26.00
L4 N 08°26'25" W 52.52
L5 N 08°26'25" W 49.00
L6 N 03°33'35" E 114.50
L7 S 08°26'25" E 49.00
L8 S 03°33'35" W 114.50
L9 N 08°26'25" W 39.91
L10 N 02°57'00" E 76.71
L11 S 08°26'25" E 193.53
L12 N 03°33'35" E 34.00
L13 S 08°26'25" E 38.00
L14 S 08°26'25" E 24.10
L15 N 08°26'25" W 33.92
L16 N 07°09'35" W 78.40
L17 N 07°09'35" W 33.89
L18 S 03°33'35" W 34.64
L19 S 03°33'35" W 34.64
L20 S 01°13'49" E 34.69
L21 S 01°13'49" W 89.06
L22 S 08°26'25" W 33.59

CURVE TABLE

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<tr>
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<th>LENGTH</th>
<th>CHORD</th>
<th>CHORD BEARING</th>
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<td>27.20</td>
<td>27.20</td>
<td>S 03°33'55&quot; E</td>
</tr>
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</table>

LEGEND
- IFF IRON PIN FOUND
- IPS IRON PIN SET
- RPSF RAILROAD SPIKE FOUND
- RPSR RAILROAD SPIKE SET
- LIMITED COMMON AREA
- NUMBER DESIGNATES UNIT NUMBERS
- ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREAS ARE COMMON AREAS

Prepared By:
123 Park Avenue
Columbus, OH 43215
EXHIBIT D
FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Unit Types and Par Values

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Devon</td>
<td>Unit containing two bedrooms, two baths, kitchen, living room and dining area, and a two car attached garage at street level, a basement, and contains approximately 3,316 gross interior square feet. In addition, some Units may have a screened porch or sunroom containing an additional 120 gross interior square feet.</td>
</tr>
<tr>
<td>Salem</td>
<td>Unit containing three bedrooms, two baths, kitchen, with dining area, laundry room and a two car attached garage at street level, a basement, and contains approximately 3,128 gross interior square feet. In addition, some Units may have a screened porch or sunroom containing an additional 202 gross interior square feet.</td>
</tr>
<tr>
<td>Devonshire</td>
<td>Unit containing three bedrooms, two baths, kitchen, living room and dining area, and a two car attached garage at street level, a basement, and contains approximately 3,131 gross interior square feet. In addition, some Units may have a screened porch and/or Florida room containing an additional 126 gross interior square feet, and/or a sun room containing an additional approximately 171 gross interior square feet.</td>
</tr>
<tr>
<td>Cassingham</td>
<td>Unit containing three bedrooms, two baths, kitchen with dining area, living room, laundry room, and a two car attached garage at street level, a basement, and contains approximately 3,454 gross interior square feet. In addition, some Units may have a screened porch or Florida room containing an additional 168 gross interior square feet.</td>
</tr>
<tr>
<td>Waltham</td>
<td>Unit containing three bedrooms, two baths, a kitchen with dining area, living room, eating area, laundry room, and a two car attached garage at street level, a basement, and contains approximately 3,485 gross interior square feet. As an option, some Units may have an additional living area containing an additional approximately 140 gross interior square feet. In addition, some Units may have a screened porch and/or Florida room containing either an additional 174, 177 or 275 gross interior square feet.</td>
</tr>
<tr>
<td>Somerset</td>
<td>Unit containing a bedroom, one and one-half baths, a laundry room, kitchen, living room, and a two car attached garage at street level, a bedent, a bath, and a loft on the partial second level, a basement, and contains approximately 3,456 gross interior square feet. As an option, some Units may have an optional bedroom containing an additional approximately 350 gross interior square feet. In addition, some Units may have a screened porch and/or Florida room containing an additional 241 gross interior square feet.</td>
</tr>
<tr>
<td>Brandon</td>
<td>Unit containing a bedroom, one and one-half baths, kitchen, great room, laundry room, breakfast/study area, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, a basement, and contains approximately 3,405 gross interior square feet. In addition, some Units may have one or more sun room, screened porches, and/or Florida rooms containing either an additional 178, 182, or 262 gross interior square feet.</td>
</tr>
<tr>
<td>Fairfield</td>
<td>Unit containing a bedroom, one and one-half baths, kitchen, living room with dining area, laundry room, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, a basement, and contains approximately 3,528 gross interior square feet. In addition, some Units may have a screened porch and/or Florida room containing an additional 169 gross interior square feet.</td>
</tr>
<tr>
<td>Hampton</td>
<td>Unit containing a bedroom, one and one-half baths, living room, study, kitchen with dining area, laundry room, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, a basement, and contains approximately 3,522 gross interior square feet. Some Units may also have an optional extension of the owners' suite containing an additional 127 gross interior square feet. In addition, some Units may have a screened porch containing an additional 216 gross interior square feet and/or a Florida room containing an additional 120 or 216 gross interior square feet.</td>
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### Unit Types:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashton</td>
<td>Unit containing three bedrooms, two baths, dining room, kitchen, living room, laundry room, and a two car attached garage at street level, one bedroom on the partial second level, a basement, and contains approximately 3,844 gross interior square feet. In addition, some Units may have a screened porch and/or Florida room containing an additional 168 gross interior square feet.</td>
</tr>
<tr>
<td>Lexington</td>
<td>Unit containing a bedroom, one and one-half baths, a laundry room, kitchen, living room, and a two car attached garage at street level, a bedroom, a bath, and a loft on the partial second level, a basement, and contains approximately 3,420 gross interior square feet. In addition some Units may have an optional family room containing an additional 427 gross interior square feet, an optional bedroom containing an additional 350 gross interior square feet, and/or an optional enclosed or screened porch and/or Florida room containing an additional approximately 241 gross interior square feet.</td>
</tr>
<tr>
<td>Cambridge</td>
<td>Unit containing three bedrooms, two baths, kitchen, laundry room, dining area, and a two car attached garage at street level, a basement, and contains approximately 3,980 gross interior square feet. Some Units may have an optional enclosed or screened porch containing an additional approximately 120 gross interior square feet, and/or a screened porch or Florida Room containing an additional approximately 278 gross interior square feet. In addition, some Units may have an option family room containing an additional approximately 260 gross interior square feet.</td>
</tr>
<tr>
<td>Croyden</td>
<td>Unit containing a bedroom, one and one-half baths, laundry room, kitchen, dining area, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, a basement, and contains approximately 3,850 gross interior square feet. Some Units may have an optional enclosed or screened porch containing an additional approximately 120 gross interior square feet, and/or a screened porch or Florida Room containing an additional approximately 278 gross interior square feet. In addition, some Units may have an option family room containing an additional approximately 260 gross interior square feet.</td>
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<tr>
<td>Darby</td>
<td>Unit containing a bedroom, one and one-half baths, laundry room, kitchen, dining area, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, a basement, and contains approximately 3,750 gross interior square feet. Some Units may have an optional enclosed or screened porch containing an additional approximately 150 gross interior square feet, and/or a screened porch or Florida Room containing an additional approximately 278 gross interior square feet.</td>
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<tr>
<td>Norwich</td>
<td>Unit containing three bedrooms, two baths, laundry room, kitchen, dining area, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, a basement, and contains approximately 3,180 gross interior square feet. Some Units may have an optional enclosed or screened porch containing an additional approximately 120 gross interior square feet or a screened porch or Florida room containing an additional approximately 278 gross interior square feet. In addition, some Units may have an option family room containing an additional approximately 278 gross interior square feet.</td>
</tr>
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* Some units have partial finished basements and/or sunrooms.

### Par Values:

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<th>Unit Type</th>
<th>Par Value</th>
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<td>Devon, Salem, Devonshire, Cassingham, Waltham, Lexington</td>
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<td>Somerset, Brandon, Ashton, Norwich</td>
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<tr>
<td>Darby, Cambridge, Croyden, Fairfield, Hampton</td>
<td>1.10</td>
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</tbody>
</table>
EXHIBIT E

FIRST AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Unit Information

I. EXISTING UNITS:

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<tr>
<th>Unit Designation</th>
<th>Type</th>
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<th>Undivided Interest</th>
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<td>Fairfield(1)</td>
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<td>5544-4</td>
<td>Brandon(2)</td>
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II. UNITS ADDED HEREBY:

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</thead>
<tbody>
<tr>
<td>5143-2</td>
<td>Ashton(1)</td>
<td>1.05</td>
<td>32.813</td>
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</table>

TOTAL 100.000%

* Unit will be remodeled to include a standard garage door.
(1) Unit with Florida Room
(2) Unit with Florida Room containing an additional 178 square feet