ELEVENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

This eleventh amendment to the Declaration of HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM is made on or as of the ___ day of April, 2005.

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, and all amendments thereto.

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.

C. Pursuant to the provisions of a First Supplemented Amendment of record in Official Record Volume 476, Page 932, et seq., records of the Delaware County Recorder, Unit Owners exercising not less than 75% of the voting power of Unit Owners at that time, amended the Declaration to permit the Declarant to construct and add several additional Unit types, including but not limited to Units with crawl spaces instead of basements.

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 0.450 acres, more or less, are 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 a pool house and an outdoor swimming pool. In addition, there are sidewalks, and green and landscaped 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.

(continued on next page)

CERTIFICATE OF AUDITOR

A copy of this Eleventh amendment to the Declaration for Homestead at Highland Lakes Condominium, together with the Eleventh amendment to the Drawings attached hereto, were filed with this office on May 3, 2005.

Delaware County Auditor
E. BROAD ST
Stark
Declarant: homestead at highland lakes condominum
By

Deputy Auditor

200500016913
Filed for record in
DELWARE COUNTY, OHIO
ANDREW D. BRENNER
05-05-2005 at 09:15 AM
DECLAR AMEND 64.00
GR Book 606 Page 1381 - 1385
6. Building Composition and Location. The pool house and swimming pool added to the Condominium hereby are designated and shown 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 "Eleventh Amendment to Condominium Drawings of Homestead at Highland Lakes Condominium". Floor plan layouts and elevation drawings for the pool house building are shown on the amendment to the Drawings filed simultaneously herewith. The clubhouse and swimming pool have direct access over Common Areas leading directly to Alston Grove Drive, a public street.

7. Components of Property Added Hereby. There are no Units a part of the Additional Property added hereby. All of such property, including all of the land and all improvements thereon and appurtenances thereto, which include, among other things, a swimming pool and pool house building, are Common Elements. 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 Areas. Further, the undivided interest of a Unit in the Common Elements shall not be separated from the Unit to which it appertains. The Additional Property added hereby does not contain any Limited Common Elements.

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 property, 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 3rd day of April 2005.

HOMESTEAD HIGHLAND LAKES, LLC,
an Ohio limited liability company

By Kathleen Foster, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was acknowledged before me by Kathleen Foster, the Vice-President of Homestead Highland Lakes, LLC., an Ohio limited liability company, on behalf of said limited liability company, this 3rd day of April, 2005.

Notary Public

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

ELEVENTH AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Legal Description. Property Added
(0.450 acres)

Situate 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 an original 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:

Beginning, at an iron pin found in the northerly right-of-way line of Alston Grove Drive (60 feet-wide) at a common corner of said original 37.521 acre tract and Lot No. 5888 of "The Oaks at Highland Lakes", a subdivision of record in Plat Cabinet 2, Slide 608

Thence North 02°50'08" East, a distance of 105.46 feet, along the line common to said original 37.521 acre tract and Lot No. 5888, to an iron pin found at the southwesterly corner of "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-NINTH AMENDMENT" (0.461 acres), a condominium plat of record in Plat Cabinet 3, Slide 498;

Thence South 86°24'33" East, a distance of 197.71 feet, along the southerly line of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-NINTH AMENDMENT" (0.461 acres), to an iron pin found at a southeasterly corner of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-NINTH AMENDMENT" (0.461 acres), said iron pin also being in a westerly line of "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM" (0.778 acres), a condominium plat of record in Plat Cabinet 2, Slide 715;

Thence the following two (2) courses and distances along the westerly lines of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM" (0.778 acres);

1. South 03°33'35" West, a distance of 84.94 feet, to an iron pin found at a point of curvature;

2. Along a curve to the right having a central angle of 32°41'01", a radius of 25.00 feet, an arc length of 14.26 feet, a chord bearing South 19°54'06" West, and a chord length of 14.07 feet, to an iron pin found in the northerly right-of-way line of said Alston Grove Drive;

Thence the following two (2) courses and distances along the northerly right-of-way lines of said Alston Grove Drive;

1. North 86°26'25" West, a distance of 103.58 feet, to an iron pin found at a point of curvature;

2. Along a curve to the left having a central angle of 08°53'19", a radius of 575.00 feet, an arc length of 89.20 feet, a chord bearing South 89°06'56" West, and a chord length of 89.11 feet, to the Point of Beginning. Containing 0.450 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 North 33°53'06" East 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.

[Signature]
J. Jeffrey Hofius
Professional Surveyor

[Registered Surveyor No. S-7455]

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