

TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

200500028982 Filed for Record in DELAWARE COUNTY, OHIO ANDREW D BRENNER 07-25-2005 At 11:41 am. DECLAR AMEN 112.00 OR Book 631 Page 53 - 63

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200500028982 LOVELAND & BROSIUS 50 W BROAD ST SUITE 3300

This Twelfth amendment to the Declaration of HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM is made on or as of the 21st day of July, 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 Second Supplemental 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.

D. Pursuant to the provisions of a Third Supplemental Amendment of record in Official Record Volume 630, Page 2037, 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 an additional Unit type, however such Unit Type is permitted to be built and added to the Condominium one time only.

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 0.224 acres, more or less, is described in the attachment hereto, marked "Exhibit A", 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 (1) freestanding single-family traditional style residential buildings and expands the Condominium to contain thirty-three (33) dwelling units, each of which is called a "Unit".

(continued next page)

CERTIFICATE OF AUDITOR

A copy of this Twelfth amendment to the Declaration for Homestead at Highland Lakes Condominium, together with the Twelfth amendment to the Drawings attached thereto, were filed with this office on July 25th, 2005.

Delaware County Auditor Todd A. Hanks By S. [Signature] Deputy Auditor

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable

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, 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.

6. Units.

a. Unit Designations. The Unit added to the Condominium hereby is legally 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 "Twelfth amendment to Condominium Drawings of Homestead at Highland Lakes Condominium," 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 "5540-19". 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 heretofore 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 layout and elevation drawings for the Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith.

c. Unit Locations. The locations of the Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith, and is also shown on Exhibit B. The Unit has direct access to Common Elements leading directly to Crosskirk 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" 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 (except improvements that serve other Units), in some instances, and a yard area around the Unit. 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 thereby 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 thousandths 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 21 day of July, 2005.

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

By Kathleen Foster
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 21st day of July, 2005.

Amy A. Atkinson
Notary Public

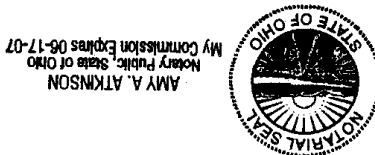


EXHIBIT A
TWELFTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
Legal Description, Property Added
(0.224 acres)

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 at the southeasterly corner of "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-SEVENTH AMENDMENT" (0.185 acres), a condominium plat of record in Plat Cabinet 3, Slide 313, said iron pin also being in the westerly right-of-way line of Crosskirk Drive (50 feet in width);

Thence South 03°33'35" West, a distance of 121.62 feet, along the westerly right-of-way line of said Crosskirk Drive, to an iron pin found at a point on a curve, said iron pin also being a northeasterly corner of "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-FOURTH AMENDMENT" (2.146 acres), a condominium plat of record in Plat Cabinet 3, Slide 168;

Thence the following two (2) courses and distances along the northerly lines of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-FOURTH AMENDMENT" (2.146 acres);

1. Along a curve to the right having a central angle of 38°04'23", a radius of 30.00 feet, an arc length of 19.94 feet, a chord bearing South 74°31'24" West, and a chord length of 19.57 feet, to an iron pin found at a point of tangency;
2. North 86°26'25 West, a distance of 52.25 feet, to an iron pin set;

Thence the following two (2) courses and distances over and across said original 37.521 acre tract;

1. North 03°33'35" East, a distance of 112.00 feet, to an iron pin set;
2. North 86°26'25 West, a distance of 47.50 feet, to an iron pin set in an easterly line of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-FOURTH AMENDMENT" (2.146 acres);

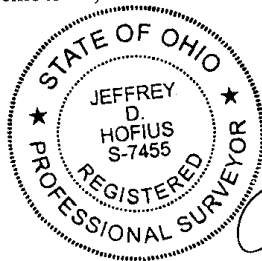
Thence North 03°33'35" East, a distance of 16.00 feet, along an easterly line of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-FOURTH AMENDMENT" (2.146 acres), to an iron pin found at the southeasterly corner of "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-SEVENTH AMENDMENT" (0.158 acres), a condominium plat of record in Plat Cabinet 3, Slide 313, said iron pin also being a common corner of said "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-SEVENTH AMENDMENT" (0.158 acres), "HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-FOURTH AMENDMENT" (2.146 acres) and

EXHIBIT A (continued)
TWELFTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
Legal Description, Property Added
(0.224 acres)

“HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-TENTH AMENDMENT” (0.124 acres),
a condominium plat of record in Plat Cabinet __, Slide __;

Thence South 86°26'25 East, a distance of 118.25 feet, along the southerly lines of said
“HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-TENTH AMENDMENT” (0.124 acres)
and “HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM-SEVENTH AMENDMENT” (0.185
acres), to the **Point of Beginning**. Containing 0.224 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.

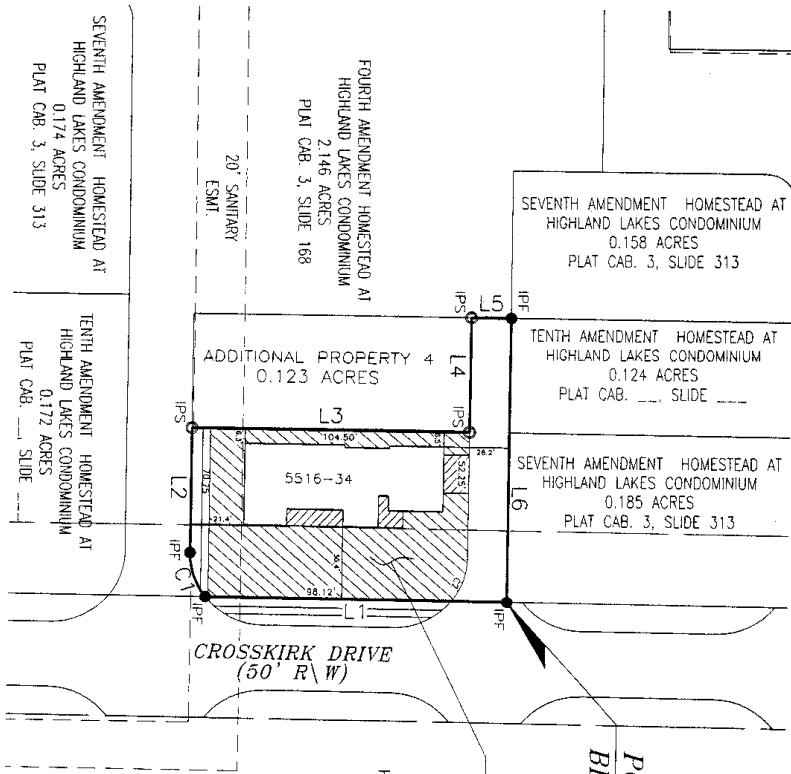


R.D. ZANDE & ASSOCIATES, INC.

[Handwritten Signature]
Jeffrey D. Hofius
Registered Surveyor No. S-7455

07/01/05
Date

**TWELFTH AMENDMENT TO
CONDOMINIUM DRAWINGS OF
HOMESTEAD AT
HIGHLAND LAKES CONDOMINIUM**



| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------------|--------------|
| C1 | 38°04'23" | 30.00' | 19.94' | S 74°31'24" W | 19.57' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 03°33'35" W | 121.62' |
| L2 | N 86°26'25" W | 52.25' |
| L3 | N 03°33'35" E | 112.00' |
| L4 | N 86°26'25" W | 47.50' |
| L5 | N 03°33'35" E | 16.00' |
| L6 | S 86°26'25" E | 118.25' |

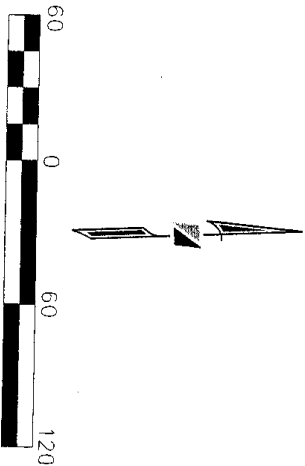
POINT OF BEGINNING
 TWELFTH AMENDMENT HOMESTEAD AT
 HIGHLAND LAKES CONDOMINIUM
 0.224 ACRES
 HOMESTEAD HIGHLAND LAKES, LLC
 ORIGINAL 37.521 ACRES
 O.R. 86, PG. 350
 ADDITIONAL PROPERTY 1
 26.193 ACRES

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - ▲ RRSF RAILROAD SPIKE FOUND
 - △ RRSF RAILROAD SPIKE SET
 - ▨ LIMITED COMMON ELEMENT
 - 1 NUMBER DESIGNATES UNIT HOMES

NOTE:
 1. All areas not designated as part of a unit or limited common element are common elements.
 2. The site is subject to a 10 foot wide easement lying 5 feet on either side of the line on land to Columbus Southern Power Company per GR 170, PG. 1085

BASIS OF BEARINGS:
 The bearings shown herein are based on the grid bearing of North 335306° East for the centeline of Worthington Road in the Ohio State Plane Coordinate System, North Zone, as determined by a series of GPS observations on September 14, 1995.

FLOOD NOTE:
 The subject property lies in zone X (area determined to be outside the 300 year floodplain), as determined by Google Earth information from the Flood Insurance Rate Map Number 38044-C-02451, with an effective date of April 21, 1995, published by the Federal Emergency Management Agency.

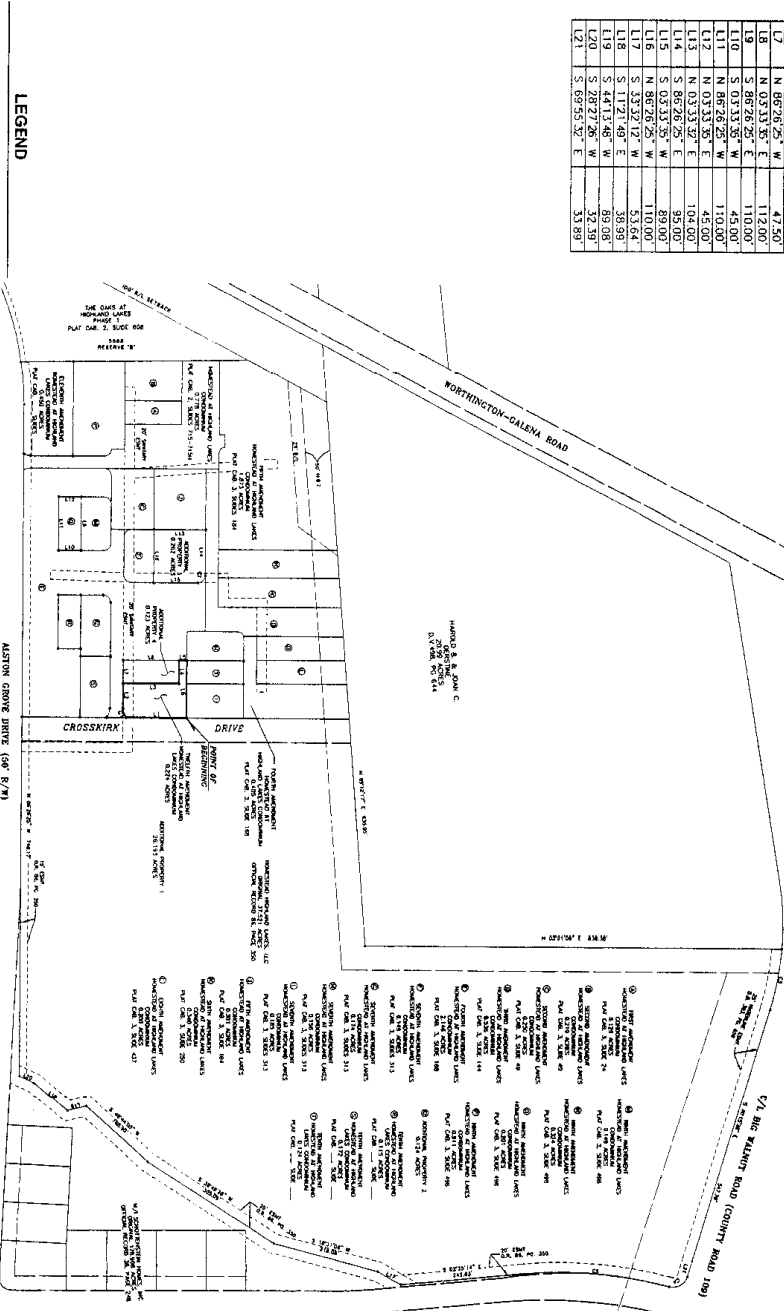


SCALE IN FEET
 PREPARED BY:
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NOTE:
The site is subject to a 10 foot wide easement lying S (feet) on either side of the line as laid to Columbus Southern Power Company per O.R. 170, Pg. 1065

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - ▲ RRSF RAILROAD SPIKE FOUND
 - △ RRSF RAILROAD SPIKE SET



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 07°33'35" W | 121.62 |
| L2 | N 86°28'25" W | 52.25 |
| L3 | N 86°28'25" E | 112.00 |
| L4 | N 03°33'35" E | 16.00 |
| L5 | S 86°28'25" E | 118.25 |
| L6 | N 86°28'25" W | 47.50 |
| L7 | N 07°33'35" E | 112.00 |
| L8 | S 86°28'25" W | 110.00 |
| L9 | S 07°33'35" W | 45.00 |
| L10 | N 86°28'25" W | 110.00 |
| L11 | N 03°33'35" E | 16.00 |
| L12 | N 86°28'25" E | 95.00 |
| L13 | S 07°33'35" W | 110.00 |
| L14 | S 86°28'25" E | 95.00 |
| L15 | S 03°33'35" W | 89.00 |
| L16 | N 86°28'25" W | 110.00 |
| L17 | S 33°27'12" W | 53.64 |
| L18 | S 11°21'48" E | 38.98 |
| L19 | S 44°13'48" W | 89.08 |
| L20 | S 28°27'28" W | 32.59 |
| L21 | S 69°53'32" E | 33.89 |

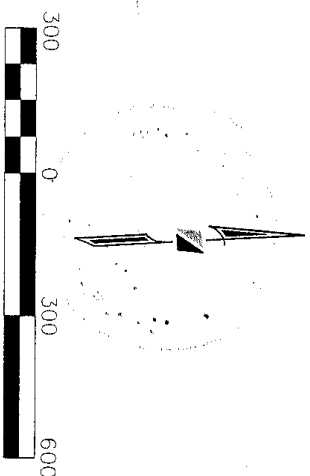
**TWELFTH AMENDMENT TO
CONDOMINIUM DRAWINGS OF
HOMESTEAD AT
HIGHLAND LAKES CONDOMINIUM**

BASIS OF BEARINGS:
The bearings shown hereon are based on the grid bearing of North 33°51'06" 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.

FLOOD NOTE:
The subject property lies in zone X (area determined to be outside the 500 year floodplain) as determined by the Flood Insurance Rate Map of April 21, 1999, published by the Federal Emergency Management Agency.

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1 | 360° 23' | 50.00' | 19.94' | S 74°31'24" W | 19.57' |
| C2 | 90° 00' | 150.00' | 23.56' | S 41°16'25" E | 21.21' |
| C3 | 90° 00' | 150.00' | 48.12' | S 76°11'15" E | 42.07' |
| C4 | 86°13'30" | 150.00' | 830.00' | N 07°52'27" E | 289.99' |
| C5 | 207°49'22" | 830.00' | 301.65' | | |



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EXHIBIT D
TWELFTH AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Unit Types and Par Values

Unit Types:

| <u>Type</u> | <u>Description</u> |
|--------------------|---|
| Devon | 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 3,016 gross interior square feet. In addition, some Units may have a screened porch or sunroom containing an additional 120 gross interior square feet. |
| Salem | 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. |
| Devonshire | 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. |
| Cassingham | 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. |
| Waltham | 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 a Florida room containing either an additional 174, 177 or 275 gross interior square feet. |
| Somerset | 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 3,456 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. |
| Brandon | 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. |
| Fairfield | 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 3,526 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. Some Units may have a three car garage in lieu of a two car garage and contain an additional 216 gross interior square feet. In addition, some Units may have an extended master bedroom containing an additional 111 gross interior square feet. |

EXHIBIT D (Continued)

**TWELFTH AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM**

Unit Types and Par Values

Unit Types:

Type

Description

| | |
|-----------|---|
| Hampton | 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. Some Units may have a three car garage in lieu of a two car garage and contain an additional 216 gross interior square feet. In addition, some Units may have an extended master bedroom containing an additional 100 gross interior square feet |
| Ashton | 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. |
| Lexington | 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. |
| Cambridge | 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 3,580 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. |
| Croyden | 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. |
| Darby | 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. |
| Norwich | 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. |

EXHIBIT D (Continued)
TWELFTH AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Unit Types and Par Values

Unit Types:

| <u>Type</u> | <u>Description</u> |
|-------------------------|--|
| Devonshire (with crawl) | Unit containing three bedrooms, two baths, kitchen, living room and dining area, and a two car attached garage at street level, and contains approximately 2,129 gross interior square feet. In addition, some Units may have a screened porch or sunroom containing an additional approximately 125 gross interior square feet. |
| Hampton (with crawl) | 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, and contains approximately 2,737 gross interior square feet. In addition, some Units may have a screened porch or sunroom containing an additional 173 gross interior square feet. In addition, some Units may have an extended master suite containing an additional approximately 100 gross interior square feet. Some Units may have a three car garage in lieu of a two car garage and contain an additional 216 gross interior square feet. In addition, some Units may have an extended master bedroom containing an additional 100 gross interior square feet. |
| Lexington (with crawl) | Unit containing a bedroom, one and one-half baths, great room, kitchen, dining area, and a two car attached garage at street level, two bedrooms and a bath on the partial second level, and contains approximately 2,286 gross interior square feet. Some Units may have an optional enclosed or screened porch containing an additional approximately 144 gross interior square feet. |
| Carlyle | Unit containing two bedrooms, two and one-half baths, kitchen with dining area, great room, laundry room, an oversized two car garage at street level, a loft and one bath on the partial second level, a partial basement, and contains approximately 3,760 gross interior square feet. Some Units may have an optional sun room or screened porch containing an additional approximately 150 gross interior square feet. |
| Carlyle (with crawl) | Unit containing two bedrooms, two and one-half baths, kitchen with dining area, great room, laundry room, an oversized two car garage at street level, a loft and one bath on the partial second level, and contains approximately 2,507 gross interior square feet. Some Units may have an optional sun room or screened porch containing an additional approximately 150 gross interior square feet. |
| Ashton (modified) | Unit containing three bedrooms, two baths, dining room, kitchen, great room, laundry room, hobby room, and a two car attached garage at street level, one bedroom, a loft, and a bath on the partial second level, a basement, and contains approximately 3,631 gross interior square feet. In addition, some Units may have a screened porch or sunroom containing an additional 174 gross interior square feet. |
| Fairfield (with crawl) | Unit containing a bedroom, one and one-half baths, kitchen, three (3) season room, living room with dining area, laundry room, a two car attached garage at street level, two bedrooms, a bath on the partial second level, and a crawl space, and contains approximately 2,959 gross interior square feet. In addition, this Unit will have an extended master bedroom containing approximately, an additional 111 gross interior square feet. |

* Some units have partial finished basements and/or sunrooms.

II. Par Values:

| <u>Unit Type</u> | <u>Par Value</u> |
|---|-------------------------|
| Devon, Salem, Devonshire, Cassingham, Waltham, Lexington | 1.00 |
| Devonshire (with crawl), Hampton (with crawl), Lexington (with crawl) | 1.00 |
| Carlyle (with crawl), Fairfield (with crawl) | 1.00 |
| Somerset, Brandon, Ashton, Norwich, Ashton (Modified) | 1.05 |
| Darby, Cambridge, Croyden, Fairfield, Hampton, Carlyle | 1.10 |

EXHIBIT E
TWELFTH AMENDMENT
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

Unit Information

I. EXISTING UNITS:

| <u>Unit Designation</u> | <u>Type</u> | <u>Par Value</u> | <u>Undivided Interest</u> |
|--------------------------------|---|-------------------------|----------------------------------|
| 5550-3* | Fairfield ⁽¹⁾ | 1.10 | 3.184% |
| 5544-4 | Brandon ⁽²⁾ | 1.05 | 3.039 |
| 5143-2 | Ashton ⁽¹⁾ | 1.05 | 3.039 |
| 5131-1 | Lexington ⁽¹⁾ | 1.00 | 2.894 |
| 5557-13 | Hampton ⁽³⁾ | 1.10 | 3.184 |
| 5253-16 | Waltham ⁽⁴⁾ | 1.00 | 2.894 |
| 5577-22 | Fairfield | 1.10 | 3.184 |
| 5567-23 | Devonshire | 1.00 | 2.894 |
| 5546-36 | Hampton ⁽³⁾ | 1.10 | 3.184 |
| 5554-37 | Ashton | 1.05 | 3.039 |
| 5215-26 | Fairfield | 1.10 | 3.184 |
| 5283-30 | Hampton | 1.10 | 3.184 |
| 5162-5 | Waltham ⁽¹⁾ | 1.00 | 2.894 |
| 5156-6 | Devonshire | 1.00 | 2.894 |
| 5148-7 | Hampton ⁽¹⁾ | 1.10 | 3.184 |
| 5142-8 | Lexington ⁽¹⁾ | 1.00 | 2.894 |
| 5136-9 | Cassingham ⁽¹⁾ | 1.00 | 2.894 |
| 5130-10 | Hampton ⁽¹⁾ | 1.10 | 3.184 |
| 5541-11 | Fairfield ⁽¹⁾ | 1.10 | 3.184 |
| 5549-12 | Devonshire ⁽⁵⁾ | 1.00 | 2.894 |
| 5233-15 | Ashton ⁽¹⁾ | 1.05 | 3.039 |
| 5540-19 | Hampton ⁽¹⁾ | 1.10 | 3.184 |
| 5238-25 | Fairfield ⁽¹⁾ | 1.10 | 3.184 |
| 5262-27 | Fairfield ⁽¹⁾ | 1.10 | 3.184 |
| 5282-33 | Ashton ⁽¹⁾ | 1.05 | 3.039 |
| 5273-29 | Carlyle (with crawl) ⁽¹⁾ | 1.00 | 2.894 |
| 5223-14 | Devonshire (with crawl) | 1.00 | 2.894 |
| 5263-28 | Devonshire (with crawl) | 1.00 | 2.894 |
| 5192-20 | Fairfield ⁽¹⁾⁽⁶⁾ | 1.10 | 3.184 |
| 5272-31 | Devonshire (with crawl) ⁽⁵⁾ | 1.00 | 2.894 |
| 5561-24 | New Lexington (with crawl) ⁽⁵⁾ | 1.00 | 2.895 |
| 5538-35 | Devonshire ⁽¹⁾⁽⁶⁾ | 1.00 | 2.895 |

II. UNITS ADDED HEREBY:

| <u>Unit Designation</u> | <u>Type</u> | <u>Par Value</u> | <u>Undivided Interest</u> |
|--------------------------------|---------------------------------------|-------------------------|----------------------------------|
| 5516-34 | Fairfield (with crawl) ⁽¹⁾ | 1.00 | <u>2.895</u> |
| TOTAL | | | <u>100.000%</u> |

* 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
⁽³⁾ Unit with Florida Room containing an additional 216 square feet
⁽⁴⁾ Unit with Florida Room containing an additional 275 square feet
⁽⁵⁾ Unit with a screened porch
⁽⁶⁾ Unit an enlarged patio