

200700036025
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
11-14-2007 At 03:31 pm.
DECLAR AMEN 152.00
DR Book 817 Page 2070 - 2085

FIFTEENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM

200700036025
KEPHART FISHER

OR 817 Page 2086

This Fifteenth Amendment to the Declaration of HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM is made on or as of the 13th day of November, 2007.

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, successor Declarant, Romanelli and Hughes Building Company, 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 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. Legal descriptions of the portions of the Additional Property added hereby to the Condominium Property, consisting of five (5) tracts, Tract 1 containing 0.160 acres, more or less, Tract 2 containing 0.189 acres, more or less, Tract 3 containing 0.194 acres, more or less, Tract 4 containing 0.169 acres, more or less, and Tract 5 containing 0.243 acres, more or less, are described in the attachment hereto, marked "Exhibit A", and 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 five (5) freestanding single-family traditional style residential dwelling units, each of which is called a "Unit," and expands the Condominium to contain forty-three (43) Units. The Units are all one or one and one-half story buildings, each with an attached two or three-car garage, a patio, and a Florida/sun room. The buildings are of wood frame construction, on concrete block foundations, with

(continued next page)

CERTIFICATE OF AUDITOR

A copy of this Fifteenth Amendment to the Declaration for Homestead at Highland Lakes Condominium, together with the Fifteenth Amendment to the Drawings attached thereto, were filed with this office on November 14, 2007.

Delaware County Auditor, *Todd A Hanks*
By: Tracy Hedges

asphalt shingle roofs and exteriors of concrete product or wood product siding and some brick or stone. The principal materials of which the buildings are 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 Units added to the Condominium hereby are 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 "Fifteenth Amendment to the 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 each 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 Units added hereby consist of the space in the building designated on the amendment to the Drawings filed simultaneously herewith with each 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 each Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith.

c. Unit Locations. The locations of each 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 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 the 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, all Limited Common Elements are 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 3rd day of November, 2007.

ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio corporation

By: [Signature]
Name: _____
Its: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

This instrument was acknowledged before me by Darrell Miller the Secy. Treas. of Romanelli and Hughes Building Company, an Ohio corporation, on behalf of such corporation, this 14th day of November, 2007.



PAMELA A. HUBBARD
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
NOVEMBER 20, 2011

[Signature]
Notary Public

This instrument prepared by:
Christopher D. Adkinson, Esq.
Kephart & Fisher LLC
207 North Fourth Street
Columbus, Ohio 43215
Phone: (614) 469-1882
Fax: (614) 469-1887

VOL 0817 PAGE 2073

EXHIBIT A

**FIFTEENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM**

Legal Description of Portions of Additional Property Added Hereby

07011505

October 26, 2007

DECLARATION OF CONDOMINIUM
THE HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
FIFTEENTH AMENDMENT

Legal Description - Property Added
0.160 Acre

Situated in the State of Ohio, County of Delaware, Township of Genoa, being in Farm Lot 13, Section 2, Township 3 North, Range 17 West, United States Military Lands, containing 0.160 acre of land, more or less, said 0.160 acre being part of an original 37.521 acre tract of land described in the deed to Homestead at Highland Lakes, LLC., of record in Official Record 86, Page 350, Recorder's Office, Delaware County, Ohio, said 0.160 acre being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe found in a northerly right-of-way line of Alston Grove Road (50 feet in width) at a southeasterly corner of The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) as the same is designated and delineated upon recorded condominium plat of record in Official Record 804, Page 053, Recorder's Office, Delaware County, Ohio, said iron pipe also being in the easterly right-of-way line of Crosskirk Drive (a private street, 50 feet in width); thence S86°26'25"E, with a northerly right-of-way line of said Alston Grove Road and with said right-of-way line extended easterly, a distance of 414.61 feet to a point, thence N3°33'35"E, a distance of 70.24 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning N86°26'25"W, a distance of 151.21 feet to a point in the easterly right-of-way line of Langwell Drive (a 35 foot wide private street);

Thence N3°33'35"E, with the easterly right-of-way line of said Langwell Drive, a distance of 46.00 feet to a point;

Thence S86°26'25"E, a distance of 151.21 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S3°33'35"W, a distance of 46.00 feet to the true point of beginning and containing 0.160 acre of land, more or less;

Subject, however, to all rights-of-way, easements and restrictions, if any, of previous record.

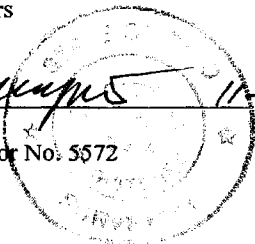
We hereby state that the foregoing description was prepared from information obtained from our actual field survey conducted by Bauer, Davidson & Merchant, Inc. in September of 2007.

All iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #1;

The bearings referred to in this description are based on the grid bearing of N33°53'06"E, for the centerline of Worthington Road in the Ohio State Plane Coordinate System, North Zone, as determined by series of GPS observations on September 14, 1999.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

Gatis Erenpreiss 11-13-07
Gatis Erenpreiss,
Professional Surveyor No. 5572



07011503

October 26, 2007

DECLARATION OF CONDOMINIUM
THE HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
FIFTEENTH AMENDMENT

Legal Description - Property Added
0.189 acre

Situated in the State of Ohio, County of Delaware, Township of Genoa, being in Farm Lot 13, Section 2, Township 3 North, Range 17 West, United States Military Lands, containing 0.189 acre of land, more or less, said 0.189 acre being part of an original 37.521 acre tract of land described in the deed to Homestead at Highland Lakes, LLC., of record in Official Record 86, Page 350, Recorder's Office, Delaware County, Ohio, said 0.189 acre being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe found in a northerly right-of-way line of Alston Grove Road (50 feet in width) at a southeasterly corner of The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) as the same is designated and delineated upon recorded condominium plat of record in Official Record 804, Page 053, Recorder's Office, Delaware County, Ohio, said iron pipe also being in the easterly right-of-way line of Crosskirk Drive (a private street, 50 feet in width); thence N3°33'35"E, with an easterly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) and with the easterly right-of-way line of said Crosskirk Drive, a distance of 322.39 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, N3°33'35"E, with an easterly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment and with the easterly right-of-way line of said Crosskirk Drive, a distance of 117.50 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S86°26'25"E, with a southerly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) a distance of 70.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S3°33'35"W, a distance of 117.50 feet to a point;

Thence N86°26'25"W, a distance of 70.00 feet to the true point of beginning and containing 0.189 acre of land, more or less;

Subject, however, to all rights-of-way, easements and restrictions, if any, of previous record.

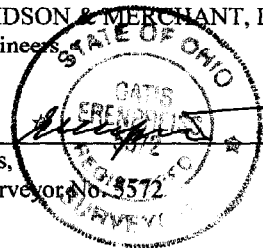
We hereby state that the foregoing description was prepared from information obtained from our actual field survey conducted by Bauer, Davidson & Merchant, Inc. in September of 2007.

All iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #1;

The bearings referred to in this description are based on the grid bearing of N33°53'06"E, for the centerline of Worthington Road in the Ohio State Plane Coordinate System, North Zone, as determined by series of GPS observations on September 14, 1999.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

Gatis Erenpreis
Gatis Erenpreis,
Professional Surveyor No. 5572
11-13-07



07011504

October 26, 2007

DECLARATION OF CONDOMINIUM
THE HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
FIFTEENTH AMENDMENT

Legal Description - Property Added
0.194 acre

Situated in the State of Ohio, County of Delaware, Township of Genoa, being in Farm Lot 13, Section 2, Township 3 North, Range 17 West, United States Military Lands, containing 0.194 acre of land, more or less, said 0.194 acre being part of an original 37.521 acre tract of land described in the deed to Homestead at Highland Lakes, LLC., of record in Official Record 86, Page 350, Recorder's Office, Delaware County, Ohio, said 0.194 acre being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe found in a northerly right-of-way line of Alston Grove Road (50 feet in width) at a southeasterly corner of The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) as the same is designated and delineated upon recorded condominium plat of record in Official Record 804, Page 053, Recorder's Office, Delaware County, Ohio, said iron pipe also being in the easterly right-of-way line of Crosskirk Drive (a private street, 50 feet in width); thence N3°33'35"E, with an easterly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) and with the easterly right-of-way line of said Crosskirk Drive, a distance of 474.89 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning, said true point of beginning being at the intersection of the easterly right-of-way line of said Crosskirk Drive and the northerly right-of-way line of Langwell Drive (a 35 foot wide private street);

Thence, from said true point of beginning, N3°33'35"E, with the easterly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres), and with the easterly right-of-way line of said Crosskirk Drive, a distance of 108.50 feet to a 3/4-inch (I.D.) iron pipe set in the southerly right-of-way line of Alley 3 (a private alley);

Thence S86°26'25"E, with a southerly line of said Alley 3 and with a southerly line of said The Homestead of Highland Lakes Condominium Fourteenth Amendment (2.273 acres), a distance of 78.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S3°33'35"W, a distance of 108.50 feet to a 3/4-inch (I.D.) iron pipe set in the northerly right-of-way line of said Langwell Drive;;

Thence N86°26'25"W, with the northerly right-of-way line of said Langwell Drive and with a northerly line of The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres), a distance of 78.00 feet to the true point of beginning and containing 0.194 acre of land, more or less;

Subject, however, to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from our actual field survey conducted by Bauer, Davidson & Merchant, Inc.. in September of 2007.

0711504

October 26, 2007

DECLARATION OF CONDOMINIUM
THE HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
FIFTEENTH AMENDMENT

Legal Description - Property Added
0.194 acre
(continued)

All iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #1;

The bearings referred to in this description are based on the grid bearing of N33°53'06"E, for the centerline of Worthington Road in the Ohio State Plane Coordinate System, North Zone, as determined by series of GPS observations on September 14, 1999.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

Gatis Erenpreiss
Gatis Erenpreiss,
Professional Surveyor No. 5572



07011502

October 26, 2007

DECLARATION OF CONDOMINIUM
 THE HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
 FIFTEENTH AMENDMENT
 Legal Description - Property Added
 0.169 acre

Situated in the State of Ohio, County of Delaware, Township of Genoa, being in Farm Lot 13, Section 2, Township 3 North, Range 17 West, United States Military Lands, containing 0.169 acre of land, more or less, said 0.169 acre being part of an original 37.521 acre tract of land described in the deed to Homestead at Highland Lakes, LLC., of record in Official Record 86, Page 350, Recorder's Office, Delaware County, Ohio, said 0.169 acre being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe found in a northerly right-of-way line of Alston Grove Road (50 feet in width) at a southeasterly corner of The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) as the same is designated and delineated upon recorded condominium plat of record in Official Record 804, Page 053, Recorder's Office, Delaware County, Ohio, said iron pipe also being in the easterly right-of-way line of Crosskirk Drive (a private street, 50 feet in width); thence N3°33'35"E, with an easterly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) and with the easterly right-of-way line of said Crosskirk Drive, a distance of 70.44 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, N3°33'35"E, with an easterly line of said The Homestead at Highland Lakes Condominium Fourteenth Amendment and with the easterly right-of-way line of said Crosskirk Drive, a distance of 46.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S86°26'25"E, a distance of 160.00 feet to a point;

Thence S3°33'35"W, a distance of 46.00 feet to a point;

Thence N86°26'25"W, a distance of 160.00 feet to the true point of beginning and containing 0.169 acre of land, more or less;

Subject, however, to all rights-of-way, easements and restrictions, if any, of previous record.

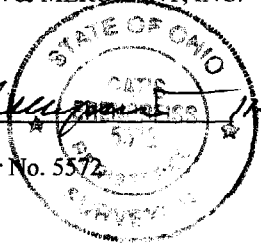
We hereby state that the foregoing description was prepared from information obtained from our actual field survey conducted by Bauer, Davidson & Merchant, Inc. in September of 2007.

All iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #1;

The bearings referred to in this description are based on the grid bearing of N33°53'06"E, for the centerline of Worthington Road in the Ohio State Plane Coordinate System, North Zone, as determined by series of GPS observations on September 14, 1999.

BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers

Gatis Erenpreiss
 Gatis Erenpreiss,
 Professional Surveyor No. 5572



07011506

October 26, 2007

DECLARATION OF CONDOMINIUM
THE HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM
FIFTEENTH AMENDMENT

Legal Description - Property Added
0.243 acre

Situated in the State of Ohio, County of Delaware, Township of Genoa, being in Farm Lot 13, Section 2, Township 3 North, Range 17 West, United States Military Lands, containing 0.243 acre of land, more or less, said 0.243 acre being part of an original 37.521 acre tract of land described in the deed to Homestead at Highland Lakes, LLC., of record in Official Record 86, Page 350, Recorder's Office, Delaware County, Ohio, said 0.243 acre being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe found in a northerly right-of-way line of Alston Grove Road (50 feet in width) at a southeasterly corner of The Homestead at Highland Lakes Condominium Fourteenth Amendment (2.273 acres) as the same is designated and delineated upon recorded condominium plat of record in Official Record 804, Page 053, Recorder's Office, Delaware County, Ohio, said iron pipe also being in the easterly right-of-way line of Crosskirk Drive (a private street, 50 feet in width); thence S86°26'25"E, with the northerly right-of-way line of said Alston Grove Drive and with the eastwardly extension of said right-of-way line, a distance of 414.61 feet to a point; thence N3°33'35"E, a distance of 184.09 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning;

Thence, from said true point of beginning, N86°26'25"W, a distance of 151.21 feet to a point;

Thence N3°33'35"E, a distance of 70.00 feet to a point;

Thence S86°26'25"E, a distance of 151.21 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S3°33'35"W, a distance of 70.00 feet to the true point of beginning and containing 0.234 acre of land, more or less;

Subject, however, to all rights-of-way, easements and restrictions, if any, of previous record.

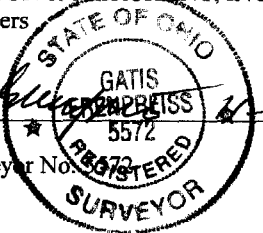
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BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

Gatis Erenpreiss
Gatis Erenpreiss,
Professional Surveyor No. 5572



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EXHIBIT B

**FIFTEENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM**

Site Plan (Supplemental Drawings)

[See Plat Book Reference on Cover Page]

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EXHIBIT C

**FIFTEENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM**

Sketch Plot Plan

EXHIBIT D

**FIFTEENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
HOMESTEAD AT HIGHLAND LAKES CONDOMINIUM**

Unit Types and Par Values

I. 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 two bedrooms, two baths, kitchen, living room and dining area, and a two car attached garage at street level, a basement, and contains approximately 3,131 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 sunroom containing an additional approximately 171 gross interior square feet.
Cassingham	Unit containing two 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, 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 250 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 rooms, screened porches and/or Florida rooms containing 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.
Hampton	Unit containing a bedroom, one and one-half bath, 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 and/or a Florida room containing an additional 120 or 216 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.

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- Lexington Unit containing a bedroom, one and one-half bath, 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 also have an optional family room containing an additional 427 gross interior square feet, an option bedroom containing an additional 350 gross interior square feet, and/or an option enclosed or screened porch and/or a 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 optional family room containing an additional approximately 260 gross interior square feet.
- Croyden Unit containing a bedroom, one and one-half baths, a laundry room, kitchen, dining 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 3,850 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 optional 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, and/or a screened porch or Florida room containing an additional approximately 278 gross interior square feet. In addition, some Units may have an optional family room containing an additional approximately 278 gross interior square feet.
- 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 sunroom 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 sunroom 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 and 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 an additional approximately 111 gross interior square feet.

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

* Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from the undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids, as well as space in the garage, any screened or enclosed porch, and any basement. **Note:** This measurement is **NOT** the measurement normally used in the real estate industry for sales and leasing purposes.

* Additional types of Units are permitted, provided the same are in accordance with the Declaration, as amended (particularly the provisions of paragraph 4 of the Second Amendment and paragraph 1 of the Fourth Amendment to the Declaration).

The right is reserved to change the layout, number of rooms and size of each type of Unit, so long as the changes do not materially and adversely affect the architectural style and appearance.

** Please note that these Unit types reflect those that were offered by the original and former developer, Homestead Highland Lakes, LLC and do not necessarily correspond identically with those being offered by the current developer, Romanelli and Hughes Building Company. The types of Units that will be offered and constructed by Romanelli and Hughes will be similar in size, appearance and composition to those presently in the Condominium and described in this Attachment 2, but the square footage measurements and configurations of each such Unit may not precisely match those listed above.

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
FIFTEENTH AMENDMENT
TO
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	2.442%
5544-4	Brandon ⁽²⁾	1.05	2.332
5143-2	Ashton ⁽¹⁾	1.05	2.332
5131-1	Lexington ⁽¹⁾	1.00	2.219
5557-13	Hampton ⁽³⁾	1.10	2.442
5253-16	Waltham ⁽⁶⁾	1.00	2.219
5577-22	Fairfield	1.10	2.442
5567-23	Devonshire	1.00	2.219
5546-36	Hampton ⁽³⁾	1.10	2.442
5554-37	Ashton	1.05	2.332
5215-26	Fairfield	1.10	2.442
5283-30	Hampton	1.10	2.442
5162-5	Waltham ⁽¹⁾	1.00	2.219
5156-6	Devonshire	1.00	2.219
5148-7	Hampton ⁽¹⁾	1.10	2.442
5142-8	Lexington ⁽¹⁾	1.00	2.219
5136-9	Cassingham ⁽¹⁾	1.00	2.219
5130-10	Hampton ⁽¹⁾	1.10	2.442
5541-11	Fairfield ⁽¹⁾	1.10	2.442
5549-12	Devonshire ⁽⁵⁾	1.00	2.219
5233-15	Ashton ⁽¹⁾	1.05	2.332
5540-19	Hampton ⁽¹⁾	1.10	2.442
5238-25	Fairfield ⁽¹⁾	1.10	2.442
5262-27	Fairfield ⁽¹⁾	1.10	2.442
5282-33	Ashton ⁽¹⁾	1.05	2.332
5273-29	Carlyle (with crawl) ⁽¹⁾	1.00	2.219
5223-14	Devonshire (with crawl)	1.00	2.219
5263-28	Devonshire (with crawl)	1.00	2.219
5192-20	Fairfield ^{(1) (6)}	1.10	2.442
5272-31	Devonshire (with crawl) ⁽⁵⁾	1.00	2.219
5561-24	New Lexington (with crawl) ⁽⁵⁾	1.00	2.219
5538-35	Devonshire ^{(1) (6)}	1.00	2.219
5516-34	Fairfield (with crawl) ⁽¹⁾	1.00	2.219
5218-17	Fairfield (with crawl)	1.00	2.219
5532-18	Hampton ⁽²⁾	1.10	2.442
5581-21	Waltham	1.00	2.219
5259-32	Ashton	1.05	2.332
5349-52	Fairfield (with crawl)	1.00	2.219

II. UNITS ADDED HEREBY

<u>Unit Designation</u>	<u>Type</u>	<u>Par Value</u>	<u>Undivided Interest</u>
5429-54	Waltham	1.00	2.220
5316-45	Fairfield	1.10	2.442
5317-49	Ashton	1.05	2.332
5447-39	Hampton	1.10	2.442
5403-56	Fairfield	1.10	2.442
TOTAL		45.05	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

⁽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 with an enlarged patio