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ERIC C. SEARS
GREENE CO. RECORDER
XENIA, OH.

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REC'D - TAXPRT
LUNAR & BILLEY
GREENE COUNTY AUDITOR

TWENTY NINTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
KINGSWOOD FOREST CONDOMINIUM

I hereby certify that copies of the within
Declaration, together with Drawings and By-
Laws attached as Exhibits thereto, have been
Filed in the Office of the County Auditor,
Greene County, Ohio:

Date: Dec. 31, 2009
By: Kawanna A. Delaney

.....
This Instrument Prepared By:
Kingwood Forest Associates
42 Woodcroft Trail Suite -B
Dayton, Ohio 45440

This Instrument Reviewed By:
BARRY W. MANCZ of
Rogers & Greenberg, LLP
2160 Kettering Tower
Dayton, Ohio 45423-1001
(937) 223-8171

FOR CONDOMINIUM MAP SEE
PLAT CABINET 37
PAGE 125 B - 129 A

Vol 2980 Pg 394

TWENTY NINTH AMENDMENT TO
DECLARATION OF CONDOMINIUM

OF

KINGSWOOD FOREST CONDOMINIUM

Pursuant to the provisions of Section 5311.051 of the Ohio Revised Code, and the previous unanimous approval of existing Owners of Kingswood Forest Condominium Association, the Declarant, Kingswood Forest Associates, an Ohio general partnership consisting of Kingswood Forest Development Corporation, an Ohio corporation and Kingswood Forest Limited Partnership, an Ohio limited partnership, the sole general partner of which is Kingswood Forest Development Corporation, an Ohio corporation, hereby executes this Amendment to Declaration for the purpose of expanding Kingswood Forest Condominium, located in the City of Beavercreek, Greene County, Ohio.

WITNESSETH:

WHEREAS, Declarant executed a Declaration providing for the submission of certain lands described in Exhibit "A" to the Declaration, together with buildings and improvements erected thereon, owned by Declarant in fee simple absolute, to the provisions of the Ohio Condominium Act Section 5311.01 et seq. of the Ohio Revised Code, as amended and thereby established the condominium known as Kingswood Forest Condominium; and

WHEREAS, the Declaration was executed on March 1, 1990 and was filed with the Recorder of Greene County, Ohio on March 30, 1990, along with the Condominium Association By-Laws, Drawings and other Exhibits; and

WHEREAS, the Declaration, Drawings and By-Laws were filed for record in the Deed Records of Greene County, Ohio, in Official Records Volume 486 at Page 144 et seq.; and

WHEREAS, by the First Amendment dated June 8, 1990 and filed June 8, 1990 in Volume 495 at Page 353 of the Official Records of Greene County, Ohio, twelve (12) units were added to the condominium regime; and

WHEREAS, by the Second Amendment dated Oct 6, 1992 and filed January 21, 1993, in Volume 679 at Page 365 of the Official Records of Greene County, Ohio, changes were made in the Declaration of Condominium in furtherance of efforts to have the approval of the Veterans Administration for the condominium project; and

WHEREAS, by the Third Amendment dated September 16, 1993 and filed September 16, 1993 in Volume 749 at Page 705 of the Official Records of Greene County, Ohio, six (6) units were added to the condominium regime; and

WHEREAS, by the Fourth Amendment dated September 7, 1994 and filed September 8, 1994, in Volume 857 at Page 451 of the Official Records of Greene County, Ohio, two (2) units were added to condominium regime; and

WHEREAS, by the Fifth Amendment dated August 12, 1995 and filed August 15, 1995, in Volume 930 at Page 185 of the Official Records of Greene County, Ohio, two (2) units were added to condominium regime; and

WHEREAS, by the Sixth Amendment dated August 12, 1995 and filed August 15, 1995, in Volume 930 at Page 198 of the Official Records of Greene County, Ohio, nine (9) units were added to condominium regime; and

WHEREAS, by the Seventh Amendment dated April 4, 1997 and filed April 4, 1995, in Volume 1075 at Page 789 of the Official Records of Greene County, Ohio, two (2) units were added to condominium regime; and

WHEREAS, by the Eighth Amendment dated April 4, 1997 and filed April 4, 1997, in Volume 1075 at Page 803 of the Official Records of Greene County, Ohio, four (4) units were added to condominium regime; and

WHEREAS, by the Ninth Amendment dated July 30, 1997 and filed September 9, 1997, in Volume 1121 at Page 439 of the Official Records of Greene County, Ohio, the Declaration was amended by the Owners Association with respect to certain administrative and regulatory provisions of the condominium but no units were added;

WHEREAS, by the Tenth Amendment dated February 17, 1998 and filed February 18, 1998, in Volume 1169 at Page 281 of the Official Records of Greene County, Ohio, four (4) units were added to condominium regime; and

WHEREAS, by the Eleventh Amendment dated July 27, 2001 and filed August 24, 2001, in Volume 1573 at Page 582 of the Official Records of Greene County, Ohio, three (3) units were added to condominium regime; and

WHEREAS, by the Twelfth Amendment dated August 22, 2001 and filed August 24, 2001, in Volume 1586 at Page 659 of the Official Records of Greene County, Ohio, two (2) units were added to condominium regime; and

WHEREAS, by the Thirteenth Amendment dated August 22, 2002 and filed August 22, 2002, in Volume 1787 at Page 745 of the Official Records of Greene County, Ohio, four (4) units were added to condominium regime; and

WHEREAS, by reason the Declarations filed on July 5, 2005 at Volume 2436, Page 658 and August 15, 2005 in Official Records Volume 2459 at Page 383, certain amendments were made to provisions of the Declaration of Condominium and its Bylaws, without however adding additional units to the development, and

WHEREAS, by the original Fourteenth Amendment presented for recording on December 6, 2005 and recorded in Volume 2511 at Page 19 of the Official Records of Greene County, Ohio, four (4) units were submitted for addition to the condominium regime; and

WHEREAS, the Declarant recognized the need for unanimous consent of Unit Owners for the submission of additional units to condominium development following the expiration of the original fourteen (14) year period provided by the Declaration of Condominium Ownership as subsequently amended, and further recognized that the original Fourteenth Amendment did not evidence the unanimous consent of then existing unit owners to the reopening of the expansion period, necessitating the filing of the revised Fourteenth Amendment so as to evidence the unanimous consent of the owners; and

WHEREAS, the unanimous consent of the Unit Owners was obtained as evidenced by their signatures on the Revised Fourteenth Amendment authorizing the reopening of the expansion period of the condominium development, with the recognition that in all events the condominium development will never exceed the maximum number of units recognized in the Articles allowing for expansion; and

WHEREAS, by the Revised Fourteenth Amendment the unanimous consent of existing Owners of Kingswood Forest Condominium was obtained so as to facilitate the continued expansion of Kingswood Forest Condominium evidenced in part by this, the Twenty Ninth Amendment to the Declaration of Condominium; and that revised Fourteenth Amendment was presented for recording on April 25, 2006 and recorded in Volume 2560, at Page 592 of the Official Records of Greene County, Ohio affirming the previous submission of four (4) units for addition to the condominium regime; and

WHEREAS, by the Fifteenth Amendment dated April 25, 2006 and filed April 27, 2006, in Volume 2561 at Page 243 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Sixteenth Amendment dated June 26, 2006 and filed June 28, 2006, in Volume 2586 at Page 514 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Seventeenth Amendment dated August 10, 2006 and filed August 17, 2006, in Volume 2607 at Page 606 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Eighteenth Amendment dated January 23, 2007 and filed January 25, 2007, in Volume 2665 at Page 089 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Nineteenth Amendment dated March 21, 2007 and filed March 23, 2007, in Volume 2681 at Page 862 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twentieth Amendment dated May 18, 2007 and filed May 21, 2007, in Volume 2702 at Page 018 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty First Amendment dated September 7, 2007 and filed September 13, 2007, in Volume 2471 at Page 030 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty Second Amendment dated October 15, 2007 and filed October 22, 2007, in Volume 2752 at Page 419 of the Official Records of Greene County, Ohio, two (2) units were added to

the condominium regime; and

WHEREAS, by the Twenty Third Amendment dated March 7th, 2008 and filed March 10, 2008, in Volume 2791 at Page 96 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty Fourth Amendment dated April 8th, 2008 and filed April 17, 2008, in Volume 2803 at Page 595 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty Fifth Amendment dated July 1st, 2008 and filed July 1, 2008 in Volume 2825 at Page 081 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty Sixth Amendment dated December 8th, 2008 and file December 13, 2008, in Volume 2825 at Page 081 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty Seventh Amendment dated February 28th, 2009 and filed March 2, 2009, in Volume 2881 at Page 493 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, by the Twenty Eighth Amendment dated August 26th, 2009 and filed August 27, 2009 in Volume 2943 at Page 492 of the Official Records of Greene County, Ohio, two (2) units were added to the condominium regime; and

WHEREAS, the Declarant, as provided in Article XVII of the Declaration, had reserved its sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") described in Exhibit "F" to the Declaration; and that further reserved to itself the right to change the percentage of interest of each unit owner in the Common Areas and Facilities; and

WHEREAS, the original Declaration recognized the right in Declarant to expand the Condominium over a period of seven (7) years from the original date of filing and for an additional seven (7) years thereafter given notice of any intent by Declarant to exercise an option to continue the expansion for an additional seven (7) year period and requiring the consent of majority of the unit owners in Kingswood Forest; all as provided at Article XVII of the Declaration; and

WHEREAS, in December of 1994 and in accordance with provisions of the original Declaration for Condominium Ownership, Declarant gave notice of its intent to exercise the option to continue the expansion for an additional seven (7) years and thereafter obtained the consents of at least a majority of unit owners, which consents are in writing and on file with the Declarant or its attorney; thus authorizing Declarant's previous expansion of the condominium project by amendment; and

WHEREAS, the revised Fourteenth Amendment was submitted to evidence the unanimous consent of the Owners and recognized that all other provisions of the Declaration of Condominium remain in full force and effect except to the extent the same may have been modified therein, including without limitation such as relate to the authority of the Declarant to take such actions as are necessary in furtherance of an expansion; and

WHEREAS, the Grantees of units conveyed heretofore by Declarant and such transferees from those Grantees, by approving this Amendment have consented to the renewed expansion of Kingswood Forest Condominium; and

WHEREAS, the Unit Owners as referred to in the preceding paragraph have also granted the Declarant their respective irrevocable powers of attorney, which are in full force and effect therein authorizing the Declarant to act as their attorney in fact, for the purpose of amending the Declaration by adding land and the units and improvements thereon, and changing the percentages of interest in the Commons Areas and Facilities; and

WHEREAS, the Declarant is the owner in fee simple absolute, of certain real property located within the City of Beavercreek, County of Greene, and more particularly described on Exhibit "A-27" attached hereto and made a part hereof, which it subjects to condominium and the provisions of the Ohio Condominium Laws by the signatures of its authorized officers on this Amendment to the Declaration to Kingswood Forest Condominium; and

WHEREAS, the Declarant desires to expand the Condominium in furtherance of the authority vested by reason of the approval of the current Owners of the existing Condominium, and amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon as hereinafter provided; and

WHEREAS, the Declarant has reallocated the undivided interest in the common elements in accordance with Section 5311.051 of the Ohio Revised Code and Article XVII of the Declaration; and

WHEREAS, the improvements and units created on the land hereby submitted to Kingswood Forest Condominium by this Amendment to the Declaration are compatible with and substantially identical to the improvements and units on the land previously submitted as Kingswood Forest Condominium; and

WHEREAS, the Declarant has complied with all of the provisions as set forth in Article XVII of the Declaration;

NOW, THEREFORE, and for that purpose, Kingswood Forest Associates, an Ohio general partnership, as Declarant, and as fee simple owner of the real estate submitted by this Amendment, hereby amends the Declaration of Kingswood Forest Condominium as follows:

I. Each of the words used in this Amendment to the Declaration shall have the meaning given to each term in the Declaration and By-Laws of the Condominium.

II. Kingswood Forest Condominium Phase 6, Section 14 "Property" as described in Exhibit "A-27" attached hereto, together with the buildings and improvements thereon, all easements, rights, appurtenances belonging thereto, and all articles of personal property thereon for the common use of the unit owners is hereby submitted to the provisions of Chapter 5311 of the Ohio Revised Code and the provisions of the Declaration of Condominium Ownership, and is hereby included in and made a part of the Condominium Property, and the Condominium plan described in Exhibit "B" of the Declaration is hereby amended by adding thereto Kingswood Forest Condominium Phase 6, Section 14 Property as described in Exhibit "B".

III. The legal description within Exhibit "A" of the Declaration and referred to in Article IV of the Declaration is hereby amended by adding thereto Kingswood Forest Condominium Phase 6, Section 14 Real Property as described in Exhibit "A-27" attached hereto.

IV. Article V of the Declaration entitled "Building Descriptions" is hereby amended by deleting all references to the number of buildings, number of units and building numbers referring to number of units in such building and by substituting therefore the following:

There are currently thirty six (36) buildings containing in all ninety-two (92) units and garages. Such buildings are townhouse and ranch style. Each unit has its own garage which is an integral part of the respective building and the unit it benefits. The buildings and the units are described in addition on the drawings attached to the Declaration as Exhibits "C-1" through "C-12" and attached to the First Amendment as Exhibits "C-12" through "C-26" and attached to the Third Amendment as Exhibits "C-27" through "C-35" and attached to the Fourth Amendment as Exhibits "C-36 through "C-38" and attached to the Fifth Amendment as Exhibits "C-39" through "C-41" and attached to the Sixth Amendment as Exhibits "C-42" through "C-53" and attached to the Seventh Amendment as Exhibits "C-54" through "C-56" and attached to the Eighth Amendment as Exhibits "C-57" through "C-61" and attached to the Tenth Amendment as Exhibits "C-62" through "C-66" and attached to the Eleventh Amendment as Exhibits "C-67" through "C-70" and attached to the Twelfth Amendment as Exhibits "C-71" through "C-73" and attached to the Thirteenth Amendment as Exhibits "C-74" through "C-78" and attached to the Fourteenth Amendment as Exhibits "C-79" through "C- 83" and attached to the Fifteenth Amendment as Exhibits "C-84" through "C-87" and attached to the Sixteenth Amendment as Exhibits "C-88" through "C-91" and attached to the Seventeenth Amendment as Exhibits "C-92" through "C-95" and attached to the Eighteenth Amendment as Exhibits "C-96" through "C-100" and attached to the Nineteenth Amendment as Exhibits "C-101" through "C-104" and attached to the Twentieth Amendment as Exhibits "C-105" through "C-108" and attached to the Twenty First Amendment as Exhibits "C-109" through "C-112" and attached to the Twenty Second Amendment as Exhibits "C-113" through "C-116" and attached to the Twenty Third Amendment as Exhibits "C-117" through "C-120 and attached to the Twenty Fourth Amendment as Exhibits "C-121" through "C-124 and attached to the Twenty Fifth Amendment as Exhibits "C-125" through "C-128 and attached to the Twenty Sixth Amendment as Exhibits "C-129" through "C-132 and attached to the Twenty Seventh Amendment as Exhibits "C-133" through "C-136 and attached to this Twenty Eighth Amendment as Exhibits "C-137" through "C-141 and contain variations in the number of stories as indicated on the Exhibits to the Declaration, the First Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, the Eighth Amendment, the Tenth Amendment, the Eleventh Amendment, the Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment, Seventeenth Amendment, Eighteenth Amendment, Nineteenth Amendment, Twentieth Amendment, Twenty First Amendment, Twenty Second Amendment, Twenty Third Amendment, Twenty Fourth Amendment, Twenty Fifth Amendment, Twenty Sixth Amendment, Twenty Seventh Amendment and this Twenty Eighth Amendment. The principal materials of which the units and the buildings are constructed are concrete block, wood, wood trusses, drywall and asphalt shingles, Each unit has either brick veneer trim, wood, staccato board siding or stone trim on its exposed exteriors and either masonry walls or double studded insulated drywall separating the residential living areas of the units from the residential living areas of the adjacent units. There is one (1) swimming pool and one (1) clubhouse which are part of the common area.

V. The drawings attached as Exhibit "C-1" through "C-11" to the Declaration and referred to in Article VI entitled "Units and Unit Owners Association" are hereby amended by adding thereto and making a part thereof the drawings attached to this Amendment as Exhibits "C-142" through "C-146", consisting of Unit Drawings, prepared and certified in accordance with Section 5311.07 of the Ohio Revised Code, relating to Kingswood Forest Condominium Phase 6, Section 14, Property, Buildings and Others Improvements Thereon.

VI. The undivided interest referred to in Article VI of the Declaration and set out Exhibit "D" to the Declaration, which set out the address, the number of rooms, the square footage, the undivided interest of each unit owner and the number of stories of each unit is hereby amended by substituting Revised Exhibit "D-27" which reflects the amendment of the percentage of interests in the Common Areas and Facilities of each unit owner following the submission of two units being added by this, the Twenty Ninth Amendment, all pursuant to the authority set out in the Declaration at Article XVII and by the submission of this additional property to Condominium Ownership. The within submitted property shall be referred to as follows:

<u>Unit Designation</u>	<u>Address</u>
614-3376	3376 Darbyshire Dr.
614-3378	3378 Darbyshire Dr.

Each of aforementioned units is allocated an undivided percentage Interest of the Common Areas and Facilities as follows:

<u>Unit Designation</u>	<u>Undivided Interest Percentage</u>
614-3376	.918%
614-3378	.918%

Common areas and facilities shall be the entire balance of land and improvements thereon situated outside the boundary of all condominium units as described in the Declaration. Limited Common Areas and Facilities are the same as described in the Declaration, original drawings and the drawings included in Exhibits "C-12" through "C-26", the drawings included as Exhibits "C-27" through "C-35", the drawings included as Exhibits "C-36" through "C-38", the drawings included as Exhibits "C-39" through "C-41", the drawings included as Exhibits "C-42" through "C-53", the drawings included as Exhibits "C-54" through "C-56", the drawings included as Exhibits "C-57" through "C-61", the drawings included as Exhibits "C-62" through "C-66", the drawings included as Exhibits "C-67" through "C-70", the drawings included as Exhibits "C-71" through "C-73", the drawings included as Exhibits "C-74" through "C-78", the drawings included as Exhibits "C-79" through "C-83", the drawings included as Exhibits "C-84" through "C-87", the drawings included as Exhibits "C-88" through C-91", the drawings included as Exhibits "C-92" through "C-95", the drawings included as Exhibits "C-96" through "C-100", the drawings included as Exhibits "C-101" through "C-104", the drawings included as Exhibits "C-105" through "C-108", the drawings included as Exhibits "C-109" through "C-112", the drawings included as Exhibits "C-113" through "C-116", the drawings included as Exhibits "C-117" through "C-120", the drawings included as Exhibits "C-121 through "C-124", the drawings included as Exhibits "C-125 through "C-128", the drawings included as Exhibits "C-129 through "C-132", the drawings included as Exhibits "C-133 through "C-136", the drawings included as Exhibits "C-137" through C-141", the drawings included as Exhibits "C-142" through C-146" attached hereto.

VII. The additional land described in Exhibit "F" to the Declaration and referred to in Article XVII, Section B of the Declaration, is amended to except from said legal description of Additional Land the land set out in Exhibit "A-27" attached hereto.

VIII. The Declaration of Condominium Ownership explicitly reserved the Declarant's authority to expand the subject condominium property at Article XVII of the Declaration. The total number of units permitted and anticipated for the subject condominium development remains at ninety-four (94) units. As of the date of

filing of the within Amendment, a total of ninety two (92) units will have been submitted pursuant to the plans and Declaration. As set forth in Declaration, and as amended by the Unit Owners by unanimous consent, the Declarant hereby reaffirms the reservation unto itself of certain rights, powers, and authorities, including without limitation, except as set out in the Declaration, the right to further expand the Condominium Property by adding all or any portion of the remaining Additional Land to the provisions of the Declaration and to include same as part of the condominium. The right to amend the Declaration and submit additional units and property to Chapter 5311, Condominium Ownership, of the Ohio Revised Code without unit owners consent, was limited in time to seven (7) years from date of filing of the original Declaration. Provided however, there is also provision for the renewal of the expansion period for an additional seven (7) year period at the option of the developer if exercised within six (6) months prior to expiration of the original seven (7) year period and with the consent of the majority of unit owners other than the developer. As set out above, the Declaration exercised its option to expand the condominium project over an additional seven (7) year period by notice issued to unit owners, a majority of whom consented in writing to the election by Declarant. Portions of the Additional Property could be added at different times within these seven (7) years referenced herein.

IX. The Unit Owners, by unanimous consent to the Revised Fourteenth Amendment restored authority to the Declarant to submit additional units to Condominium Ownership by their signatures thereon, it being expressly understood that the additional expansion period shall end June 1, 2011. No limitations fixing the boundaries of the portions or the order of submission of any additional property are present. No limitations on the location of improvements is present. All of the units to be constructed shall be for residential use subject to the usage restrictions set out in the Declaration. All structures constructed on any Additional Property must be consistent in landscape design, quality, architectural design and structural design as those improvements currently on the Condominium Property. Notwithstanding the foregoing, in consideration of the consent of the Unit Owners, Declarant agrees that should Declarant find it necessary to re-design units contemplated for future submission in substantial and material ways from units then existing on the Condominium Property, then the plans for such shall be submitted by the Declarant for approval by the Board of Directors of the Unit Owners Association before construction commences on such future units. Plans for such units shall be submitted for approval by the Board and in the absence of disapproval by the Board within thirty (30) days of such submission shall be deemed approved. The Board's determination on this matter is final.

In addition, Declarant agrees that in the event a new builder is or new builders are invited to participate in construction of units, then Declarant will give notice to the Board of Directors of its intention in that regard. Declarant covenants with the Board that any new builder will be required to have experience in the construction of residential units of equal or greater value to those which are then on the Condominium Property.

X. Except as specifically hereinabove amended, all of the provisions of the Declaration, By-Laws and Drawings of Kingswood Forest Condominium shall be and hereby are declared to remain in full force and effect.

XI. Consent to this Twenty Ninth Amendment to the Declaration of Condominium Ownership for Kingswood Forest Condominium on behalf of Phase 1, Section 1 Unit Owners and Mortgagees; Phase 1, Section 2 Unit Owners and Mortgagees; Phase 2, Section 1 Unit Owners and Mortgagees; Phase 4, Section 1 Unit Owners and Mortgagees; Phase 2, Section 2 Unit Owners and Mortgagees; Phase 3, Section 1 Unit Owners and Mortgagees; Phase 2, Section 3 Unit Owners and Mortgagees; Phase 3, Section 2 Unit Owners and Mortgagees; Phase 3, Section 4 Unit Owners and Mortgagees; Phase 5, Section 1 Unit Owners and Mortgagees; Phase 5, Section 2 Unit Owners and Mortgagees; Phase 3, Section 3 Unit Owners and Mortgagees; Phase 5, Section 3 Unit Owners and Mortgagees; Phase 5, Section 4 Unit Owners and Mortgagees; Phase 6, Section 1 Unit Owners and Mortgagees, Phase 6, Section 2 Unit Owners and Mortgagees, Phase 6, Section 6 Unit Owners and Mortgagees, Phase 6, Section 3 Unit Owners and Mortgagees, Phase 6, Section 7 Unit Owners and Mortgagees, Phase 6, Section 8 Unit Owners and Mortgagees,

Phase 6, Section 5 Unit Owners and Mortgagees, Phase 6, Section 12 Unit Owners and Mortgagees, Phase 6, Section 10 Unit Owners and Mortgagees, Phase 6, Section 4 Unit Owners and Mortgagees, Phase 6, Section 11 Unit Owners and Mortgagees, Phase 6, Section 13 Unit Owners, Phase 6, Section 14 Unit Owners is hereby granted by the Declarant in its capacity as attorney in fact pursuant to the provisions of Article XVII, Section M of the Declaration of Condominium Ownership and by reason of the approval of Unit Owners as indicated by signatures on this Amendment.

IN WITNESS WHEREOF, Kingswood Forest Associates, an Ohio general partnership, consisting of Kingswood Forest Development Corporation, an Ohio corporation and Kingswood Forest Limited Partnership, an Ohio limited partnership, the sole general partner of which is Kingswood Forest Development Corporation, an Ohio corporation, as owner and Declarant as to Kingswood Forest Condominium Phase 6, Section 14 submitted hereunder, and the improvements thereon, has hereunto set its hand on the day and year first above-stated by Hisham A. Shtayyeh, the President of Kingswood Forest Development Corporation, an Ohio corporation, a general partner, and sole general partner of Kingswood Forest Limited Partnership, an Ohio limited partnership his ~~17th~~ day of December, 2009.

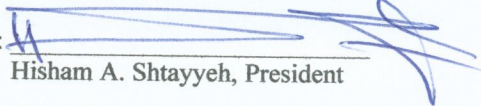
18TH

Owners

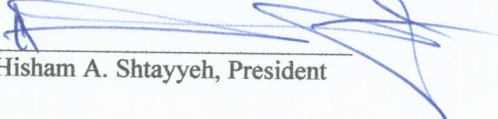
Kingswood Forest Associates, an Ohio, General Partnership

By: Kingswood Forest Limited Partnership,
an Ohio Limited Partnership, a general partner

By: Kingswood Forest Development Corporation,
an Ohio Corporation, its sole general partner

By: 
Hisham A. Shtayyeh, President

By: Kingswood Forest Development Corporation,
an Ohio Corporation, a general partner

By: 
Hisham A. Shtayyeh, President

STATE OF OHIO, COUNTY OF GREENE, ss:

18TH

Be it remembered that on this ~~17th~~ day of December, 2009, before me personally appeared the above-referenced Kingswood Forest Associates by Kingswood Forest Development Corporation, a general partner, through Hisham A. Shtayyeh, its President and Kingswood Forest Limited Partnership, an Ohio limited partnership by Kingswood Forest Development Corporation, an Ohio corporation, its sole general partner through Hisham A. Shtayyeh, its President who did acknowledge that he signed the foregoing instrument and the same is his free and voluntary act and deed for the purposes set out therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

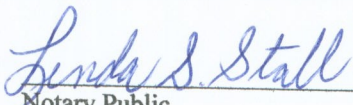

Notary Public



Exhibit "A-27"
Kingswood Forest Condominium
Phase Six
Section Fourteen
0.3340 Acres
Section 35, Town 3, Range 6, MRS.
City of Beavercreek
Greene County, Ohio

Situate in the City of Beavercreek, Greene County, Ohio and being part of Section 35, Town 3, Range 6, MRS and being part of 6.510 acres conveyed to Kingswood Forest Associates as recorded in Vol. 1764 Page 471 of the Official Records of Greene County and being further described with bearings based upon the centerline of (Indian Ripple Road) Baronwood Blvd. as shown in Vol. 486, Page 182 of the Greene County Records as follows:

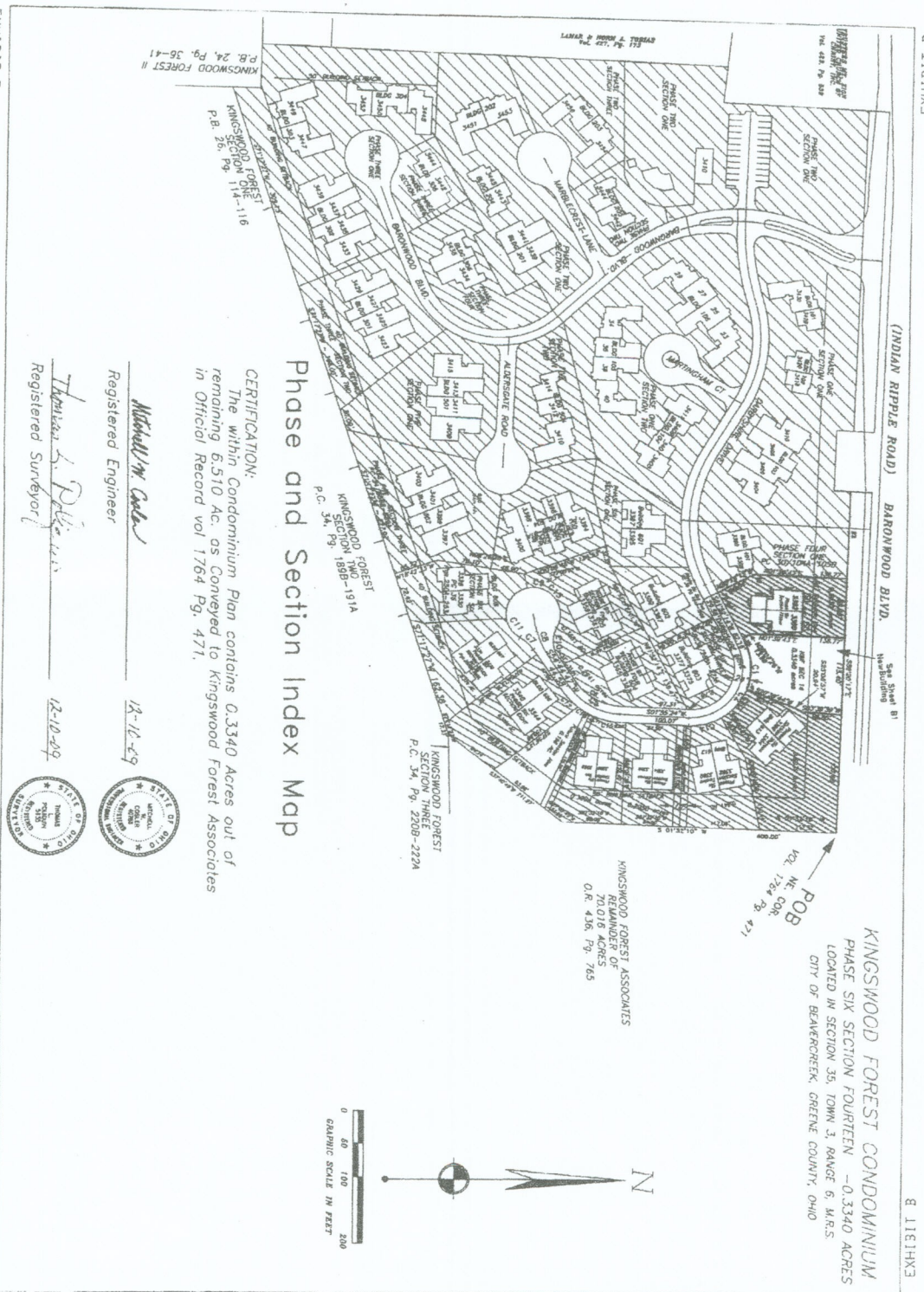
Beginning for reference at the northeast corner of the 6.510 acres above cited, thence with the north line of said 6.510 acres North eighty eight degrees twenty minutes seventeen seconds ($88^{\circ}20'17''$) West for a distance of one hundred seventy-seven and $68/100$ (177.68) feet to the point of beginning for the part herein described;
thence South three degrees thirty nine minutes thirty nine seconds ($03^{\circ}39'39''$) West for a distance of fifty eight and $66/100$ (58.66) feet to a point
thence South twenty five degrees six minutes fifty seven seconds ($25^{\circ}06'57''$) West for a distance of twenty and $94/100$ (20.94) feet to a point;
thence South twenty degrees thirty nine minutes forty four seconds ($20^{\circ}39'44''$) West for a distance of sixty five and $44/100$ (65.44) feet to a point in the north line of Darbyshire Drive;
thence on a curve to the left with the north line of Darbyshire Drive for a distance of seventy four and $72/100$ (74.72) feet to a point, (Radius= 87.00', Length =74.72', Delta Angle = $49^{\circ}12'38''$, Chord= 72.44', CH Bearing =. South eighty six degrees twenty eight minutes thirty seconds ($86^{\circ}28'30''$) West.
thence continuing with the north line of Darbyshire Drive South sixty one degrees fifty two minutes fourteen seconds ($61^{\circ}52'14''$) West for a distance of five and $32/100$ (5.32) feet to a point;
thence North twenty eight degrees seven minutes twenty six seconds ($28^{\circ}07'26''$) West for a distance of thirteen and $98/100$ (13.98);
thence North one degrees thirty nine minutes forty three seconds ($01^{\circ}39'43''$) East for a distance of one hundred thirty six and $77/100$ (136.77) feet to a point in the south line of Baronwood Blvd. (formerly Indian Ripple Road);
thence with the south line of said Baronwood Blvd, South eighty eight degrees twenty minutes seventeen seconds ($88^{\circ}20'17''$) East for a distance of one hundred fifteen and $40/100$ (115.40) feet to the point of beginning of this part containing 0.3340 acres. :

Prepared by:

Thomas L. Poliquin
Thomas L. Poliquin Reg. Surveyor # 5433
Date: Dec 10, 2009

B 1181HX3

B 1181HX3



Phase and Section Index Map

CERTIFICATION:
The within Condominium Plan contains 0.3340 Acres out of
remaining 6.510 Ac. as Conveyed to Kingswood Forest Associates
in Official Record vol 1764 Pg. 471.

Matthew M. Gable
Registered Engineer
12-16-29

Thomas S. Peterson
Registered Surveyor
12-10-29

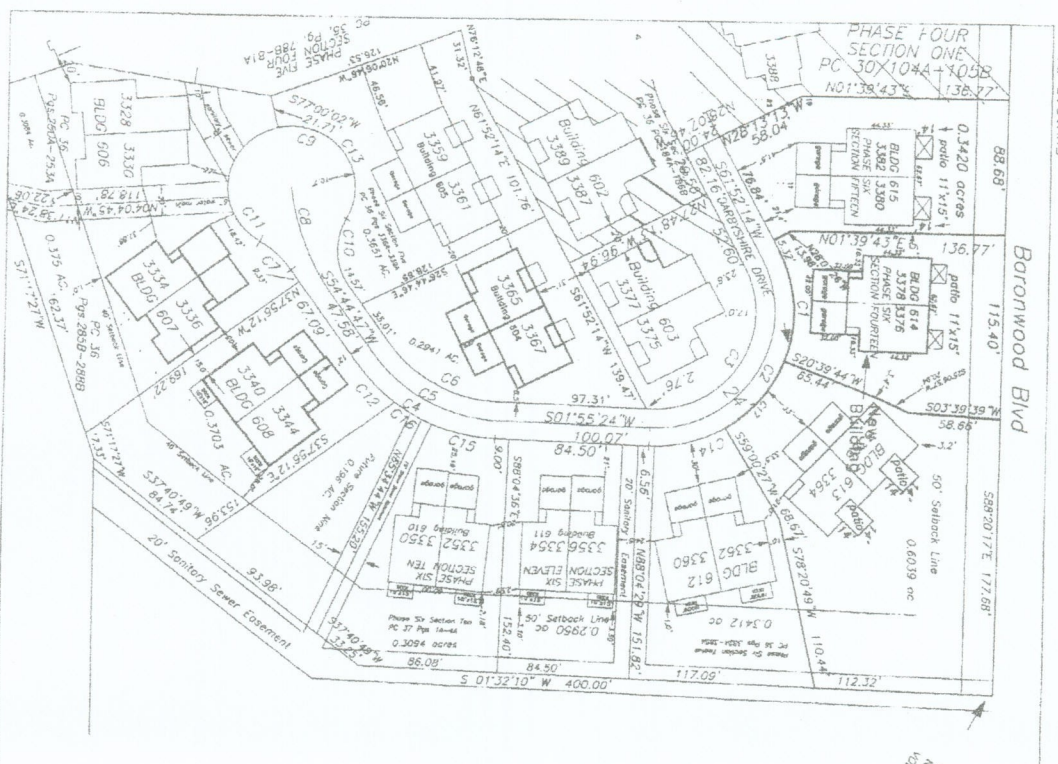


50786 086210M

2980 406

1E 1181HX

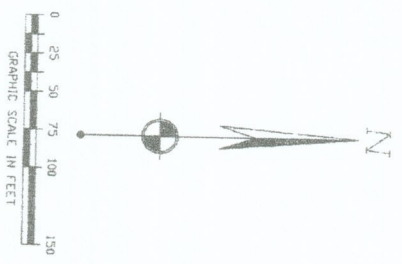
1B 1181HX



POB
NE COR
W 128° 34' 34.471

KINGSWOOD FOREST CONDOMINIUM
PHASE SIX SECTION FOURTEEN - 0.3340 ACRES
LOCATED IN SECTION 15, TOWN 3, RANGE 6, M.A.S.
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	87.00'	74.72'	49°10'38"	72.44'
C2	75.00'	59.18'	88°03'10"	109.94'
C3	147.00'	118.00'	103°15'10"	238.96'
C4	166.39'	148.09'	52°42'28"	163.71'
C5	94.39'	87.02'	52°42'28"	83.97'
C6	98.39'	75.96'	52°42'28"	73.20'
C7	135.50'	127.00'	82°49'53"	164.82'
C8	135.50'	127.00'	82°49'53"	164.82'
C9	43.00'	168.88'	82°49'53"	348.27'
C10	43.00'	45.28'	64°31'19"	42.29'
C11	108.39'	73.72'	17°00'48"	31.60'
C12	43.00'	82.41'	17°00'48"	34.63'
C13	43.00'	82.41'	17°00'48"	34.63'
C14	87.00'	148.09'	52°42'28"	163.71'
C15	166.39'	148.09'	52°42'28"	163.71'
C16	166.39'	148.09'	52°42'28"	163.71'
C17	87.00'	74.72'	49°10'38"	72.44'



EXH. B. T. B.

KINGSWOOD FOREST CONDOMINIUM

PHASE SIX SECTION FOURTEEN - 0.3340 ACRES
LOCATED IN SECTION 35, TOWN 3, RANGE 6, M.R.S.
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

The undersigned owners and lienholders hereby consent to and join in the submission of the lands herein described and their interest therein to the condominium plan known as KINGSWOOD FOREST CONDOMINIUMS as set forth in the declaration of such condominium and by-laws and articles of incorporation of the unit owners association to be filed with the recorder of Greene County, Ohio, under the condominium statutes of the state of Ohio.

Signed and acknowledged in the presence of:

Owners
Kingswood Forest Associates
an Ohio General Partnership

By: Kingswood Forest Limited Partnership,
an Ohio Limited Partnership, a general partner

By: Kingswood Forest Development Corporation
an Ohio corporation, its sole general partner

By: HISHAM A. SHIAYEH
President

By: Kingswood Forest Development Corporation an Ohio corporation,
a general partner

By: HISHAM A. SHIAYEH
President

LIENHOLDERS
E.E. WOOD HOMES INC.

By: E.E. WOOD President

KINGSWOOD FOREST ASSOCIATES, by HISHAM A. SHIAYEH, being duly sworn, says that all parties, to the best of their knowledge, interested in these lands either as owners or lienholders, have united in the execution of these drawings and say further that Kingswood Forest Associates acquired its interest in these land by deed recorded in Volume 436, page 0764 of the official records of Greene County, Ohio

HISHAM A. SHIAYEH

STATE OF OHIO, COUNTY OF GREENE SS:

Be it remembered that on this 18th day of December, 2009, before me the undersigned, a Notary Public in and for said county and state, personally came said E. E. WOOD HOMES INC.

By: E.E. Wood
Notary Public in and for My Commission Expires
Greene County



STATE OF OHIO, COUNTY OF GREENE SS:

In testimony whereof, I have hereunto set my hand and notarial seal on this 18th day of December, 2009.



By: E.E. Wood
Notary Public in and for My Commission Expires
Greene County

The per cent of interest in the common area which is owned by each condominium declaration to which a small scale copy of these drawings is attached.

The declaration of condominium, the by-laws of the unit owners association and the articles of incorporation of that association are recorded in Volume 486, page 144 in the Deed Records of Greene County, Ohio. The large original copies of these drawings are recorded Condo Book 2, page 1 in the Plat Records of Greene County, Ohio



VICINITY MAP

TRANSFER: TRANSFERRED .2009

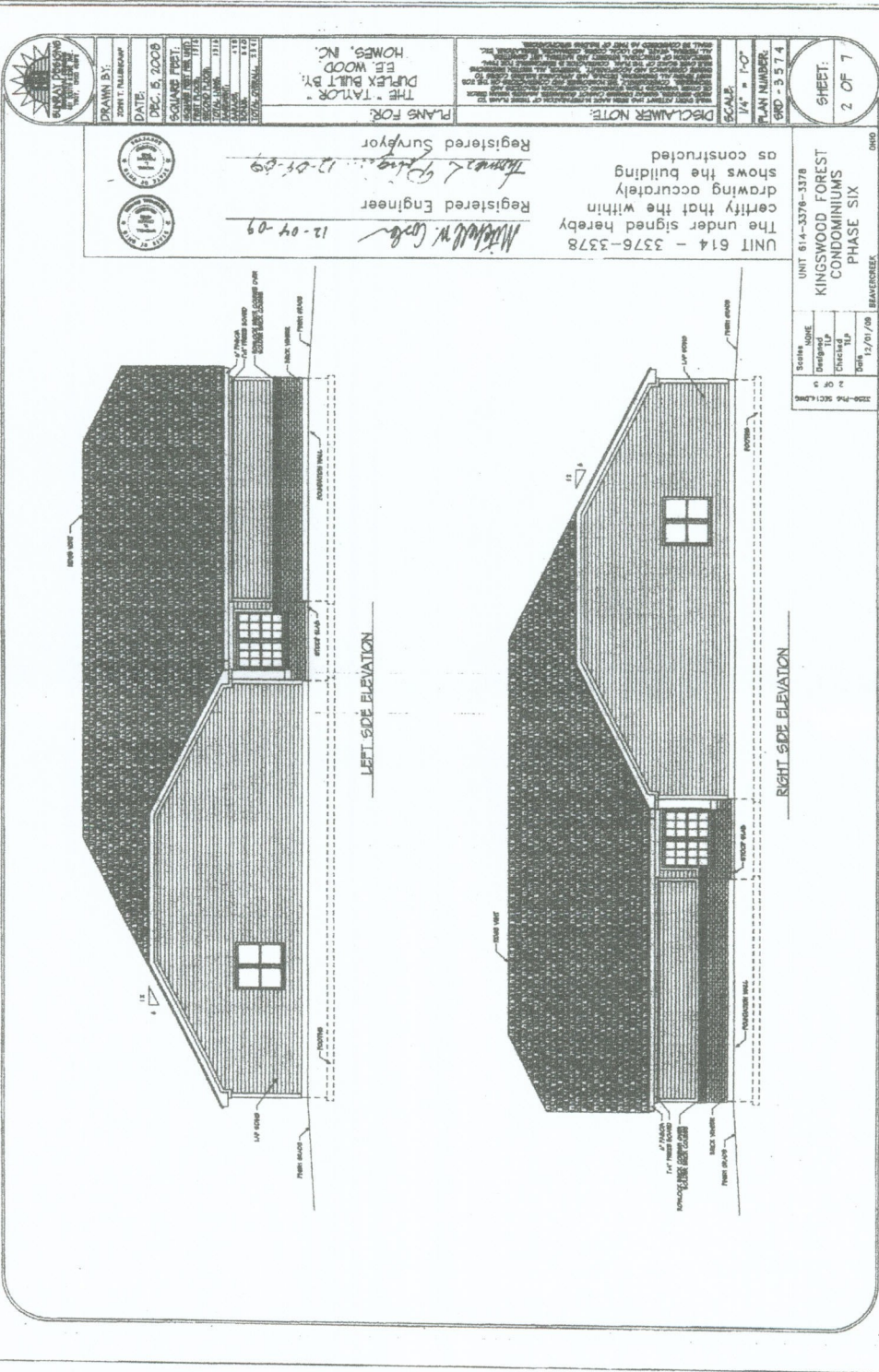
RECORD: GREENE COUNTY AUDITOR

FILE NO.
RECEIVED
RECORDED
INDEXED
FEE

GREENE COUNTY RECORDER

C143

C143



UNIT 614 - 3376-3378
KINGSWOOD FOREST
CONDOMINIUMS
PHASE SIX
12/01/09
BEAVERCREEK
OHIO

Scale: 1/4" = 1'-0"
PLAN NUMBER: 614-574

DISCLAIMER NOTE:
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OTHER ISSUES THAT MAY ARISE DURING THE CONSTRUCTION OF THE PROJECT.

PLANS FOR:
THE TAYLOR
DUPLEX BUILT BY:
E.E. WOOD
HOMES, INC.

DRAWN BY:
JERRY T. HARRIS

DATE:
DEC. 5, 2008

SQUARE FOOT:
1,112

REGISTERED ENGINEER
12-04-09
MICHAEL W. COLE

REGISTERED SURVEYOR
12-05-09
THOMAS J. GILG

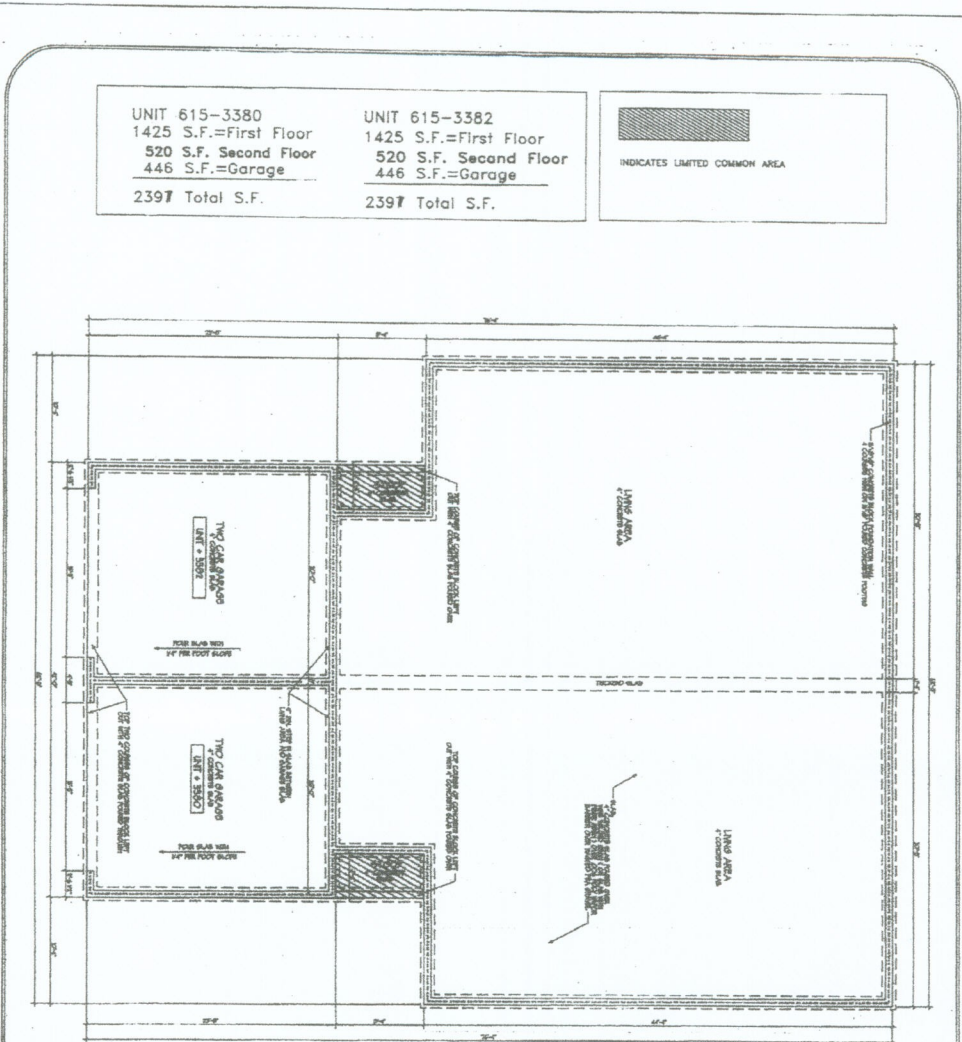
C143

C143

0179d 086210A

C144

C144



UNIT 615-3380
1425 S.F.=First Floor
520 S.F. Second Floor
446 S.F.=Garage
2397 Total S.F.

UNIT 615-3382
1425 S.F.=First Floor
520 S.F. Second Floor
446 S.F.=Garage
2397 Total S.F.

INDICATES LIMITED COMMON AREA

3250-PH-988 DEC 14, 2009
5 OF 5
Scale NONE
Designed by
Checked by
Date 12/01/09
UNIT 614-3376-3378
KINGSWOOD FOREST
CONDOMINIUMS
PHASE SIX
CHS

UNIT 614 - 3376-3378
The undersigned hereby
certify that the within
drawing accurately
shows the building
as constructed

Mitchell W. Cook 12-04-09
Registered Engineer
Therese B. Blum 12-04-09
Registered Surveyor



SHEET:
3 OF 7

SCALE:
1/4" = 1'-0"
PLAN NUMBER:
60D - 3574

DISCLAIMER NOTE:
THIS DRAWING IS THE PROPERTY OF THE ENGINEER OR SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR SURVEYOR. THE ENGINEER OR SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

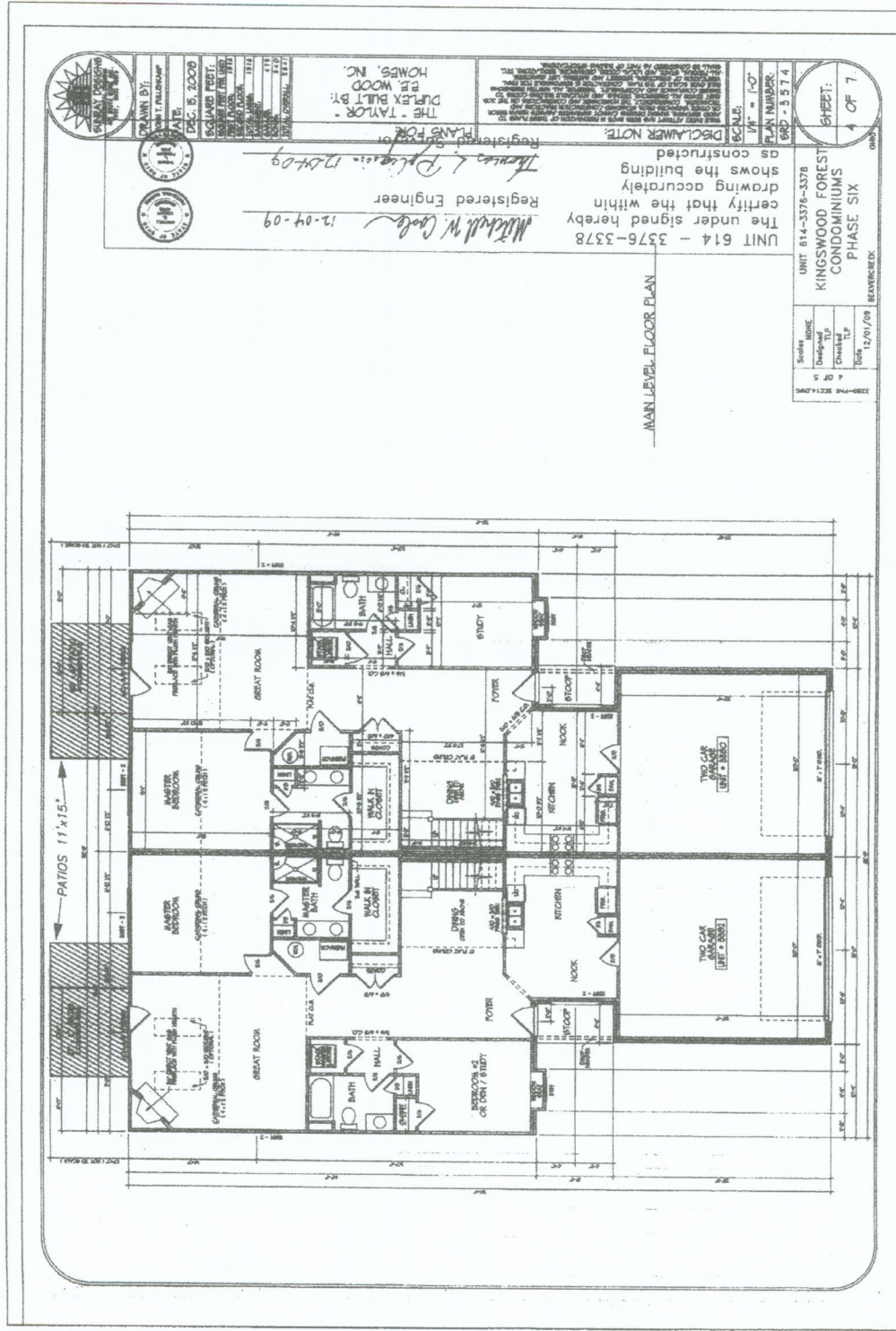
PLANS FOR:
THE "TAYLOR"
DUPLEX BUILT BY:
E.E. WOOD
HOMES, INC.

DRAWN BY:
DATE:
DEC. 5, 2009
SQUARE FEET:
TOTAL AREA: 1425
GARAGE AREA: 446
TOTAL GARAGE: 892
TOTAL AREA: 1425
TOTAL GARAGE: 892
TOTAL AREA: 1425
TOTAL GARAGE: 892



C144

C144



<u>Unit</u>	<u>Address</u>	<u>Approximate Square Footage</u>	<u>Number of Rooms (1)</u>	<u>Undivided Interest Percentage</u>	<u>Number of Stories</u>
101 - 3428	3428 Darbyshire Drive	2592	14	0.995%	2*
101 - 3430	3430 Darbyshire Drive	2028	11	0.779%	1
102 - 3418	3418 Darbyshire Drive	2592	14	0.995%	2*
102 - 3420	3420 Darbyshire Drive	2592	14	0.995%	2*
103 - 3404	3404 Darbyshire Drive	2940	12	1.129%	1*
103 - 3406	3406 Darbyshire Drive	2670	11	1.025%	1*
103 - 3408	3408 Darbyshire Drive	2670	11	1.025%	1*
103 - 3410	3410 Darbyshire Drive	2940	16	1.129%	1*
104 - 3405	3405 Darbyshire Drive	2293	11	0.881%	1*
104 - 3407	3407 Darbyshire Drive	2592	14	0.995%	2*
104 - 3409	3409 Darbyshire Drive	2592	14	0.995%	2*
104 - 3411	3411 Darbyshire Drive	2293	11	0.881%	1*
105 - 34	34 Martingham Court	2028	11	0.779%	1
105 - 36	36 Martingham Court	2940	12	1.129%	1*
105 - 38	38 Martingham Court	2940	12	1.129%	1*
105 - 40	40 Martingham Court	2028	11	0.779%	1
106 - 23	23 Martingham Court	2028	11	0.779%	1
106 - 25	25 Martingham Court	2940	12	1.129%	1*
106 - 27	27 Martingham Court	2940	12	1.129%	1*
106 - 29	29 Martingham Court	2028	11	0.779%	1
201 - 3439	3439 Marblecrest Lane	2940	12	1.129%	1*
201 - 3441	3441 Marblecrest Lane	2940	12	1.129%	1*
202 - 3451	3451 Marblecrest Lane	3797	12	1.458%	1*
202 - 3453	3453 Marblecrest Lane	2933	12	1.126%	1*
203 - 3454	3454 Marblecrest Lane	2179	11	0.837%	1
203 - 3456	3456 Marblecrest Lane	2179	11	0.837%	1
204 - 3443	3443 Marblecrest Lane	2519	12	0.967%	2*
204 - 3445	3445 Marblecrest Lane	2519	12	0.967%	2*
205 - 3442	3442 Marblecrest Lane	1918	11	0.737%	2
205 - 3444	3444 Marblecrest Lane	1918	11	0.737%	2
301 - 3423	3423 Baronwood Boulev ard	4488	13	1.723%	1**
301 - 3425	3425 Baronwood Boulev ard	4063	12	1.560%	1**
301 - 3427	3427 Baronwood Boulev ard	3218	12	1.236%	1*
301 - 3429	3429 Baronwood Boulev ard	3576	13	1.373%	1*
302 - 3433	3433 Baronwood Boulev ard	3576	12	1.373%	1*
302 - 3435	3435 Baronwood Boulev ard	3218	11	1.236%	1*
302 - 3437	3437 Baronwood Boulev ard	3218	11	1.236%	1*

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Unit	Address	Approximate Square Footage	Number of Rooms (1)	Undivided Interest Percentage	Number of Stories
302 - 3439	3439 Baronwood Boule vard	3576	16	1.373%	1*
303 - 3447	3447 Baronwood Boule vard	3797	17	1.458%	1*
303 - 3449	3449 Baronwood Boule vard	3797	16	1.458%	1*
304 - 3448	3448 Baronwood Boule vard	3797	11	1.458%	1*
304 - 3450	3450 Baronwood Boule vard	2618	12	1.005%	2*
304 - 3452	3452 Baronwood Boule vard	2618	12	1.005%	2*
305 - 3442	3442 Baronwood Boule vard	3854	12	1.480%	1*
305 - 3444	3444 Baronwood Boule vard	2652	14	1.018%	2*
306 - 3434	3434 Baronwood Boule vard	1949	11	0.748%	1
306 - 3436	3436 Baronwood Boule vard	1990	11	0.764%	1
401 - 3388	3388 Darbyshire Drive	2592	14	0.995%	2*
401 - 3390	3390 Darbyshire Drive	2293	11	0.881%	1*
501 - 3409	3409 Aldersgate Road	3565	13	1.369%	1*
501 - 3411	3411 Aldersgate Road	3271	12	1.256%	1*
501 - 3413	3413 Aldersgate Road	3271	12	1.256%	1*
501 - 3415	3415 Aldersgate Road	3565	13	1.369%	1*
502 - 3397	3397 Aldersgate Road	3565	13	1.369%	1*
502 - 3399	3399 Aldersgate Road	3271	12	1.256%	1*
502 - 3401	3401 Aldersgate Road	3271	12	1.256%	1*
502 - 3403	3403 Aldersgate Road	3565	13	1.369%	1*
503 - 3394	3394 Aldersgate Road	3317	13	1.274%	1*
503 - 3396	3396 Aldersgate Road	3155	12	1.212%	1*
503 - 3398	3398 Aldersgate Road	3155	12	1.212%	1*
503 - 3400	3400 Aldersgate Road	3317	13	1.274%	1*
504 - 3410	3410 Aldersgate Road	3854	12	1.480%	1*
504 - 3412	3412 Aldersgate Road	2602	12	0.999%	2*
504 - 3414	3414 Aldersgate Road	2602	12	0.999%	2*
601 - 3395	3395 Darbyshire Drive	1990	11	0.764%	1
601 - 3397	3397 Darbyshire Drive	1949	11	0.748%	1
602 - 3387	3387 Darbyshire Drive	1949	11	0.748%	1
602 - 3389	3389 Darbyshire Drive	1908	11	0.733%	1
603 - 3375	3375 Darbyshire Drive	1949	11	0.748%	1
603 - 3377	3377 Darbyshire Drive	1908	11	0.733%	1
604 - 3365	3365 Darbyshire Drive	1813	11	0.696%	1
604 - 3367	3367 Darbyshire Drive	1808	11	0.694%	1
605 - 3359	3359 Darbyshire Drive	1813	11	0.696%	1
605 - 3361	3361 Darbyshire Drive	1808	11	0.694%	1
606 - 3328	3328 Darbyshire Drive	3750	11	1.440%	1

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Unit	Address	Approximate Square Footage	Number of Rooms (1)	Undivided Interest Percentage	Number of Stories
606 - 3330	3330 Darbyshire Drive	3703	11	1.422%	1
607 - 3334	3334 Darbyshire Drive	3901	11	1.498%	1
607 - 3336	3336 Darbyshire Drive	3678	11	1.412%	1
608 - 3340	3340 Darbyshire Drive	3354	11	1.288%	1
608 - 3344	3344 Darbyshire Drive	3390	11	1.302%	1
610 - 3350	3350 Darbyshire Drive	3320	11	1.275%	1
610 - 3352	3352 Darbyshire Drive	3301	11	1.268%	1
611 - 3354	3354 Darbyshire Drive	3320	11	1.275%	1
611 - 3356	3356 Darbyshire Drive	3301	11	1.268%	1
612 - 3360	3360 Darbyshire Drive	3354	11	1.288%	1
612 - 3362	3362 Darbyshire Drive	3390	11	1.302%	1
613 - 3364	3364 Darbyshire Drive	1813	9	0.696%	1
613 - 3366	3366 Darbyshire Drive	1808	9	0.694%	1
614 - 3376	3376 Darbyshire Drive	2391	11	0.918%	2
614 - 3378	3378 Darbyshire Drive	2391	11	0.918%	2
615 - 3380	3380 Darbyshire Drive	2303	11	0.884%	2
615 - 3382	3382 Darbyshire Drive	2303	11	0.884%	2
Total		260,410	Total	100.000%	

(1) Number of rooms as taken from the drawings attached as Exhibits "C-137" through "C-141" as used herein, the term "room" includes space allocated for the following: bedroom, master bedroom, kitchen, bath, dining room, great room, loft, nook, storage, garage and basement.

* Indicates unit includes basement in addition to number of stories.

** Indicates unit includes subbasement in addition to number of stories.

51794 086270A