

WAYNE COUNTY TAX MAP  
Initials SUP FILE# 2021-857  
DATE 3 / 11 / 2021  
IDENT. WC.245

  
202100003300 03/11/2021 02:58 PM  
Filed for Record in WAYNE County, Ohio  
Jane Carmichael Rec Fees: \$162.00  
D&B OR Vol 922 Pgs 1703 - 1719

AMT. PD \$2.00 DATE 3 / 11 / 21  
JARRA L. UNDERWOOD, AUDITOR  
Joanna Hatten DEPUTY  
Joanna Hatten

  
202100003299 03/11/2021 02:58 PM  
Filed for Record in WAYNE County, Ohio  
Jane Carmichael Rec Fees: \$240.00  
COND OR Vol 32 Pgs 382 - 387

(space above this line reserved for recording data)

**AMENDMENT NUMBER THIRTEEN TO  
THE DECLARATION ESTABLISHING A PLAN FOR  
CONDOMINIUM OWNERSHIP  
UNDER CHAPTER 5311 OF THE OHIO REVISED CODE  
FOR  
THE FORESTS AT THE VILLAGES OF WETHERINGTON  
CONDOMINIUMS  
(ESTABLISHING PHASE THIRTEEN)**

This will certify that copies of this Declaration, together with the Drawings attached thereto as Exhibits have been filed in the Office of the County Auditor, Wayne County, Ohio.

Dated: 3/11/2021

This Conveyance has been examined and the  
Greater has complied with Section 319.202  
Of the Revised Code  
Fee \$             
Exempt   
JARRA L. UNDERWOOD, County Auditor

Jarra Underwood, Wayne County Auditor  
By: Joanna Hatten  
Deputy Auditor

This instrument prepared by:  
John T. Keating, Esq.  
Keating Law Offices, LLP  
141 East Liberty Street  
Wooster, Ohio 44691  
telephone: (330) 262-2916

Re-recorded with new substituted  
Schedule B.

  
**RE-** 202100005594 04/29/2021 03:15 PM  
Filed for Record in WAYNE County, Ohio  
Jane Carmichael Rec Fees: \$170.00  
D&B OR Vol 924 Pgs 1967 - 1983



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**AMENDMENT NUMBER THIRTEEN**

**TO**

**DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE FORESTS AT THE VILLAGES OF WETHERINGTON  
CONDOMINIUMS**

**(ESTABLISHING PHASE THIRTEEN- FINAL PHASE)**

**WEAVER CUSTOM HOMES, INC.**, an Ohio corporation, hereinafter referred to as the "Declarant", as the owner in fee simple of the Condominium Property to be added to and become part of The Forests at The Villages of Wetherington Condominiums, hereby makes the following Amendment ("this Amendment") to the Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums.

WITNESSETH:

WHEREAS, the Declarant submitted certain property (hereinafter referred to as "Phase One"), together with the buildings thereon (hereinafter referred to as the "Phase One Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums, Phase One", together with the Drawings and Bylaws recorded in connection therewith, the Declaration of Condominium Ownership being recorded in Wayne County Official Records Volume 602, Page 446 et seq., and the Drawings being recorded in Wayne County Plat Records Volume 28, Page 429 et seq. (the Declaration, Bylaws, and Drawings are hereinafter collectively referred to as the "Declaration");

WHEREAS, the Declaration was amended, as to matters other than expansion of the Condominium, by Declarant and The Forests at The Villages of Wetherington Condominium Association, Inc. by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number 1 to the Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominium", said Amendment Number 1 being recorded in Wayne County Official Records Volume 623, Pages 2260-2663;

WHEREAS, Declarant reserved the right and option in Article XX of the Declaration to submit from time to time any part or parts of that certain land referred to and described in the Declaration as "the Additional Property", and submit all buildings and improvements thereon to the provisions of the Declaration, and thereby cause said part or parts, and said buildings and improvements, to become part of The Forests at The Villages of Wetherington Condominiums;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Two"), together with the building thereon



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(hereinafter referred to as the "Phase Two Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Two to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Two)", together with the Drawings recorded in connection therewith, said Amendment Number Two being recorded in Wayne County Official Records Volume 665, Pages 1511-1518, and said Drawings being recorded in Wayne County Plat Records Volume 29, Pages 274-279;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Three"), together with the building thereon (hereinafter referred to as the "Phase Three Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Three to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Three)", together with the Drawings recorded in connection therewith, said Amendment Number Three being recorded in Wayne County Official Records Volume 687, Pages 2618-2625, and said Drawings being recorded in Wayne County Plat Records Volume 29, Pages 395-400;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Four"), together with the building thereon (hereinafter referred to as the "Phase Four Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Four to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Four)", together with the Drawings recorded in connection therewith, said Amendment Number Four being recorded in Wayne County Official Records Volume 708, Pages 2524-2533, and said Drawings being recorded in Wayne County Plat Records Volume 29, Pages 455-460;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Five"), together with the building thereon (hereinafter referred to as the "Phase Five Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Five to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Five)", together with the Drawings recorded in connection therewith, said Amendment Number Five being recorded in Wayne County Official Records Volume 781, Pages 755-765, and said Drawings being recorded in Wayne County Plat Records Volume 30, Pages 256-261;

WHEREAS, the Declaration was further amended by Declarant and The Forests at The Villages of Wetherington Condominium Association, Inc.



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by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Six to the Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominium", said Amendment Number Six being recorded in Wayne County Official Records Volume 787, Pages 1832-1836;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Six"), together with the building thereon (hereinafter referred to as the "Phase Six Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Six to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Six)", together with the Drawings recorded in connection therewith, said Amendment Number Six being recorded in Wayne County Official Records Volume 839, Pages 62-73, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 1-6 [Note: Said Amendment Number Six is a separate and distinct instrument from the Amendment Number Six recorded in Wayne County Official Records Volume 787, Pages 1832-1836 referenced in the preceding paragraph above];

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Seven"), together with the buildings thereon (hereinafter referred to as the "Phase Seven Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Seven to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Seven)", together with the Drawings recorded in connection therewith, said Amendment Number Seven being recorded in Wayne County Official Records Volume 856, Pages 1187-1199, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 143-152;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Eight"), together with the building thereon (hereinafter referred to as the "Phase Eight Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Eight to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Eight)", together with the Drawings recorded in connection therewith, said Amendment Number Eight being recorded in Wayne County Official Records Volume 870, Pages 1116-1127, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 242-247;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Nine"), together with the building thereon (hereinafter referred to as the "Phase Nine Building")



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and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Nine to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Nine)", together with the Drawings recorded in connection therewith, said Amendment Number Nine being recorded in Wayne County Official Records Volume 893, Pages 2561-2574, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 417-422;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Ten"), together with the building thereon (hereinafter referred to as the "Phase Ten Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Ten to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Ten)", together with the Drawings recorded in connection therewith, said Amendment Number Ten being recorded in Wayne County Official Records Volume 896, Pages 2984-2997, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 486-491;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Eleven"), together with the building thereon (hereinafter referred to as the "Phase Eleven Building") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Eleven to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Eleven)", together with the Drawings recorded in connection therewith, said Amendment Number Eleven being recorded in Wayne County Official Records Volume 904, Pages 4127-4140, and said Drawings being recorded in Wayne County Plat Records Volume 32, Pages 127-132;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Twelve"), together with the building thereon (hereinafter referred to as the "Phase Twelve Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Twelve to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Twelve)", together with the Drawings recorded in connection therewith, said Amendment Number Twelve being recorded in Wayne County Official Records Volume 912, Pages 4740-4755, and said Drawings being recorded in Wayne County Plat Records Volume 32, Pages 187-196;

WHEREAS, Declarant owns the land described on **EXHIBIT "A"** attached hereto and made a part hereof (hereinafter referred to as the



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“Phase Thirteen Land”), which land is the residue of the Additional Property described in the Declaration;

WHEREAS, Declarant has constructed on the Phase Thirteen Land one (1) building containing four (4) Units, for a total of four (4) Units in Phase Thirteen (hereinafter referred to as the “Phase Thirteen Buildings”);

WHEREAS, the general architectural design, quality, appearance, and materials used in the construction of the Phase Thirteen Buildings and the landscaping of the Common Elements surrounding the same are substantially the same as the architectural design, quality, appearance, materials, and landscaping on the Buildings in Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, and Twelve, and the Common Elements surrounding the same;

WHEREAS, the Units in Phase Thirteen and the Common Elements in Phase Thirteen shall be subject to the same uses, purposes, covenants, and restrictions as the Units in Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, and Twelve, and the Common Elements surrounding the same, and shall be subject, as one single Condominium, to the provisions of the Declaration;

WHEREAS, when the Phase Thirteen Land and the Phase Thirteen Buildings and the other improvements constructed thereon are added to the existing Condominium as hereafter provided, the undivided interest of each Unit in the combined Common Elements shall be re-established as set forth in **EXHIBIT “B”** attached hereto and made a part hereof;

WHEREAS, Declarant has determined to submit the Phase Thirteen Land, Phase Thirteen Buildings, and all other improvements thereon, to the provisions of the Declaration and the provisions of Chapter 5311, Ohio Revised Code;

NOW, THEREFORE, Declarant hereby declares as follows:

1. All of the above recitals are incorporated into and made a part of this Amendment. All terms used in this Amendment which are defined in the Declaration shall be interpreted to have the same meaning as defined in the Declaration, unless expressly otherwise provided herein or unless the context requires otherwise.

2. Declarant is the owner of the Phase Thirteen Land (described on **EXHIBIT “A”** attached hereto), which together with the Phase Thirteen Building and all other improvements thereon, all easements, rights, and appurtenances belonging thereto and all articles of personal property existing thereon for the common use of the Unit Owners, is hereby submitted to the provisions of Chapter 5311, Ohio Revised Code, and the provisions of the Declaration, as amended by this Amendment, and is hereby included in and made a part of The Forests at The Villages of Wetherington Condominiums (hereinafter collectively referred to as “the Condominium Property”). Phase Thirteen is the final phase of The Forests at the Villages of Wetherington Condominiums, which has now been fully expanded and built out, and all Units therein have been constructed.



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3. Article VI of the Declaration is amended and supplemented in the following respects:

(a) The "Units" in Phase Thirteen are the same as in the original Declaration, except that Phase Thirteen contains one (1) building containing four (4) Units, for a total of four (4) Units.

(b) Other improvements located on the Phase Thirteen Land include driveways, landscaping, and underground and above-ground conduits and facilities for utilities.

(c) The unit designation of each Unit and its undivided interest in the Common Elements, in the common profits for distribution, and in the common expenses for assessments, are set forth on **EXHIBIT "B"** attached hereto, which exhibit is hereby substituted for the Exhibit "B" attached to the Declaration.

(d) Voting rights in the Association shall be in accordance with the "one-unit, one-vote" rule set forth in Article VIII, Section 3 of the Declaration.

(e) The layout, location, designation, and dimensions of the Building and of each Unit, the number of rooms in each Unit, the approximate area of each Unit in square feet, the layout, location, and dimensions of the Common Elements and Limited Common Elements to which each Unit has access, the location and dimensions of appurtenant easements, and other particulars, are shown graphically on the Drawings for The Forests at The Villages of Wetherington Condominiums, Phase 13.

4. The Declaration is hereby amended by adding the following to Article IV, Section 1 (Purposes):

Declarant, in order to establish a plan of condominium ownership for the Condominium Property, hereby subjects the Condominium Property to the provisions of Chapter 5311, Ohio Revised Code. The Condominium Property is hereby divided into SIXTY-FOUR (64) separately designated and legally described freehold estates, hereinafter described and referred to as "Units", and ONE (1) freehold estate, hereinafter described and referred to as the "Common Elements."

5. EXHIBIT "A" of the Declaration is hereby supplemented by adding thereto and making a part thereof the Phase Thirteen Land, being the land described on **EXHIBIT "A" (Legal Description of Condominium Property - Phase Thirteen)** of this Amendment.

6. The Declaration is hereby amended by eliminating EXHIBIT "B" thereof and substituting in its place **EXHIBIT "B" (Allocation of Common Element Interests Among Condominium Units - Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve, and Thirteen)** attached to and made a part of this Amendment. Any reference in the Declaration to EXHIBIT "B" shall henceforth be deemed a reference to **EXHIBIT "B"** of this Amendment.

7. The Drawings recorded in Wayne County Plat Volume 28, Page 429, et seq., are hereby amended by adding thereto the Drawings for The Forests at The Villages of Wetherington Condominiums, Phase 13, to be recorded concurrently with this Amendment Number Thirteen.

8. Each owner of a Unit in Phase Thirteen of the Condominium shall have all easement rights described in the Declaration, including but not limited to the following easement rights set forth in Article XV, Section 1 (Easements of Enjoyment; Limitations) of the Declaration:

In addition, every Unit owner shall have a non-exclusive right and easement of access to and from his, her or its Unit, over those portions of the private streets known as Barrington Way and Wetherington Lane (which together form Lot Number 8643 in the City of Wooster) which extend from the phase of the Condominium in which said Unit is located to the public road known as West Highland Avenue.

9. In addition to the easement rights described or referred to in Paragraph 8 above, each owner of a Unit in Phase One, Phase Two, Phase Three, Phase Four, Phase Five, Phase Six, Phase Seven, Phase Eight, Phase Nine, Phase Ten, Phase Eleven, Phase Twelve, and Phase Thirteen, and all subsequent phases of the Condominium, shall have an easement for vehicular and pedestrian ingress and egress to and from such owner's Unit, over all driveways and access ways described or depicted in the Declaration and Drawings and/or in all previous amendments thereof, as necessary, desirable, or convenient to access the private streets known as Barrington Way and Wetherington Lane (which together form Lot Number 8643 in the City of Wooster) and the public road known as West Highland Avenue.

10. Except as amended by this Amendment Number Thirteen, all of the terms and provisions, including but not limited to all rights, privileges and obligations contained in the original Declaration, the original Drawings, and the original Bylaws of the Unit Owners' Association, as originally executed and recorded, and as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Amendment Number Thirteen by its duly authorized officer this 10th day of March, 2021.

**WEAVER CUSTOM HOMES, INC.**

By: Merle Stutzman  
**Merle Stutzman, President**



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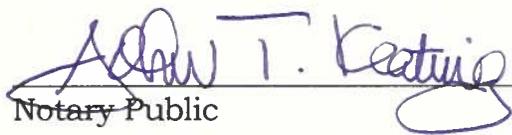


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STATE OF OHIO            )  
                                          )  
WAYNE COUNTY            )        ss:

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named **WEAVER CUSTOM HOMES, INC., by Merle Stutzman, its President**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal at Wooster, Ohio, this 10th day of March, 2021.

  
\_\_\_\_\_  
Notary Public



JOHN T. KEATING  
Attorney at Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

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The Forests at The Villages of Wetherington Condominiums, Phase Thirteen

**EXHIBIT "A"**

**Legal Description of Condominium Property**  
**(Phase Thirteen)**

See attached captioned "Boundary description of The Forests at the Villages of Wetherington Condominiums, Phase 13 (0.592 ac.) EW 2074BY" prepared by Mark E. Purdy, P.S. #7307, of Shaffer, Johnston, Lichtenwalter & Associates, Inc., which is incorporated herein and made a part hereof.

EXCEPTING THEREFROM the conveyance from Weaver Custom Homes, Inc. to Weaver Companies, Ltd. by Quit-Claim Deed dated February 16, 2012, filed for record March 2, 2012 at 3:56 P. M. and recorded in Wayne County Official Records Volume 703, Pages 2012-2017. (Note: By way of information and not limitation, said conveyance relates to sub-surface oil and gas ownership, rights, and royalties.)

RESERVING UNTO WEAVER CUSTOM HOMES, INC., its successors and assigns a perpetual non-exclusive easement over the premises herein for use of roadways and extensions thereof; use of and installation of all utility lines and easements all for the benefit of future expandable portions of The Forests at The Villages of Wetherington Condominiums.

**TOGETHER WITH THE FOLLOWING TWO (2) DRIVE & UTILITY EASEMENTS:**

Boundary description of Drive and Utility Easement Number 1 for The Forests at the Villages of Wetherington Condominiums, Phase 11:

Situated in the City of Wooster, County of Wayne and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records and further bounded and described as follows:

Commencing at the northeast corner of said Lot 8644; thence South 04° 09' 05" West, 604.31 feet along the easterly line of said Lot 8644 to a point; thence North 86° 54' 56" West, 124.74 feet to a point and the principal place of beginning of the easement herein described;

**TENCE WITH THE FOLLOWING SIXTEEN (16) COURSES:**

1. Thence continuing North 86° 54' 56" West, 6.00 feet to a southeasterly corner of Lot 8643 (private street) in said subdivision;
2. Thence North 03° 05' 04" East, 20.00 feet along an easterly line of said Lot 8643 to a northeasterly corner thereof;
3. Thence North 86° 54' 56" West, 24.00 feet along a northerly line of said Lot 8643 to a point;
4. Thence North 03° 05' 04" East, 142.85 feet to a point;
5. Thence North 41° 54' 56" West, 22.49 feet to a point;



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6. Thence North 70° 27' 20" West, 150.70 feet to a point;
7. Thence North 84° 07' 35" West, 308.94 feet to a point;
8. Thence North 79° 52' 02" West, 94.27 feet to a point;
9. Thence North 84° 07' 35" West, 51.17 feet to a point;
10. Thence South 64° 40' 44" West, 103.41 feet to a point;
11. Thence North 25° 19' 16" West, 28.00 feet to a point;
12. Thence North 64° 40' 44" East, 124.63 feet to a point;
13. Thence South 79° 49' 01" East, 158.98 feet to a point;
14. Thence South 84° 07' 35" East, 304.39 feet to a point;
15. Thence South 68° 32' 59" East, 185.99 feet to a point;
16. Thence South 03° 05' 04" West, 192.20 feet to the place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2007.

Boundary description of Drive and Utility Easement Number 2 for The Forests at the Villages of Wetherington Condominiums, Phase 11:

Situated in the City of Wooster, County of Wayne, State of Ohio and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records and further bound and described as follows:

Commencing at the northeast corner of said Lot 8644; thence S 04° 09' 05" W, 604.31 feet along the easterly line of said Lot 8644 to a point; thence N 86° 54' 56" W, 130.74 feet to a point at a southeasterly corner of Lot 8643 (private street) in said subdivision; thence N 03° 05' 04" E, 20.00 feet along an easterly line of Lot 8643 to a northeasterly corner thereof; thence N 86° 54' 56" W, 88.64 feet along a northerly line of said Lot 8643 to a point of curvature; thence southwesterly 71.39 feet along a northerly line of said Lot 8643 along the arc of a curve deflecting to the left, said curve having a radius of 100.00 feet, a central angle of 40° 54' 06" and a chord which bears S 72° 38' 01" W, 69.88 feet to a point; thence S 52° 10' 58" W, 113.90 feet along a northerly line of said Lot 8643 to a point and the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING TEN (10) COURSES:

- 1) continuing S 52° 10' 58" W, 24.00 feet along a northerly line of said Lot 8643 to a point;
- 2) N 37° 49' 02" W, 101.13 feet to a point;
- 3) N 00° 05' 09" E, 50.29 feet to a point;



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- 4) N 56° 23' 03" W, 125.15 feet to a point;
- 5) N 05° 52' 25" E. 137.97 feet to a point;
- 6) S 84° 07' 35" E, 24.00 feet to a point;
- 7) S 05° 52' 25" W, 123.48 feet to a point;
- 8) S 56° 23' 03" 123.54 feet to a point;
- 9) S 00° 05' 09" W, 54.93 feet to a point;
- 10) S 37° 49' 02" E, 92.89 feet to the principal place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2014.

[End of Exhibit "A"]



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BK 922 PG 1715

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF THE FORESTS AT THE VILLAGES OF  
WETHERINGTON CONDOMINIUMS, PHASE 13 (0.592 AC.) EW 2074BY**

Situated in the City of Wooster, County of Wayne, and State of Ohio:

Known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25;  
Page 113 of Wayne County Plat Records and further bounded and described as follows:

Commencing at the northeast corner of said Lot 8644;

Thence S 04° 09' 05" W, 604.31 feet along the east line of said Lot 8644 to a point;

Thence N 86° 54' 56" W, 130.74 feet to a southeast corner of Lot 8643 (Wetherington Lane -  
private street) of aforesaid plat records;

Thence N 03° 05' 04" E, 20.00 feet along an easterly line of said Lot 8643 to a northeasterly  
corner thereof and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. N 86° 54' 56" W, 88.64 feet along the northerly line of said Lot 8643 to a point of curvature;
2. southwesterly, along a northerly line of said Lot 8643, 28.46 feet along the arc of a curve deflecting to the left, said curve having a radius of 100.00 feet, a central angle of 16° 18' 33" and a chord which bears S 84° 55' 47" W, 28.37 feet to a point;
3. N 11° 04' 30" W, 81.30 feet to a point;
4. N 05° 52' 25" E, 142.61 feet to a point;

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com



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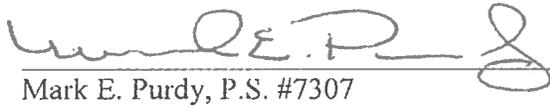
Page 2 (Description of Phase 13)

- 5. S 68° 32' 59" E, 137.68 feet to a point;
- 6. S 03° 24' 50" W, 173.87 feet to the principal place of beginning and containing within said bounds 0.592 acre of land, more or less, and subject to all legal highways and easements of record.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume 4141; Page 928 for survey.

  
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Mark E. Purdy, P.S. #7307



3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
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BK 924 PG 1981

The Forests at The Villages of Wetherington Condominiums

EXHIBIT "B"

Allocation of Common Element Interests Among Condominium Units  
(Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve, and Thirteen)

Page 1

Unit No.	Type	Number of Rooms	Gross Interior Finished SF (1st Fl)	Undivided % Interest in Common Elements
<u>Phase One Units:</u>				
233	Candleberry Basement w/sunroom	7	1401	1.608
234	Baycrest Basement	7	1225	1.406
235	Legacy Basement w/3-season porch	10	1646	1.888
236	Legacy Basement	9	1504	1.725
229	Baycrest Slab	7	1225	1.406
230	Candleberry Slab	6	1225	1.406
231	Keystone Basement	8	1720	1.972
232	Legacy Basement w/3-season room off bsmt	10	1693	1.942
<u>Phase Two Units:</u>				
237	Legacy Basement	9	1504	1.725
238	Legacy Basement	9	1504	1.725
239	Hartford Slab	4	1034	1.187
240	Kensington Slab	5	1098	1.26
<u>Phase Three Units:</u>				
261	Heritage Basement	9	1494	1.714
262	Candleberry Slab w/sunroom	7	1401	1.608
263	Legacy Basement	9	1504	1.725
264	Candleberry Slab w/sunroom	7	1401	1.608
<u>Phase Four Units:</u>				
241	Legacy Basement	9	1504	1.725
242	Legacy Basement	9	1504	1.725
243	Candleberry Basement w/ sunroom	7	1401	1.608
244	Baycrest Basement w/3-season porch	7	1257	1.443
<u>Phase Five Units:</u>				
225	Baycrest Slab w/3-season porch	7	1257	1.443
226	Candleberry Slab	6	1225	1.406
227	Candleberry Basement w/sunroom	7	1401	1.608
228	Candleberry Basement w/sunroom	7	1401	1.608



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Page 2

Unit No.	Type	Number of Rooms	Gross Interior Finished SF (1st Fl)	Undivided % Interest in Common Elements
<u>Phase Six Units</u>				
221	Baycrest Slab	7	1225	1.406
222	Candleberry Slab	6	1225	1.406
223	Candleberry II Basement w/sunroom	7	1401	1.608
224	Candleberry Basement w/sunroom	7	1401	1.608
<u>Phase Seven Units</u>				
217	Candleberry Slab	6	1225	1.406
218	Baycrest Slab w/3-season porch	7	1257	1.443
219	Candleberry II Basement w/sunroom	7	1401	1.608
220	Candleberry Basement w/sunroom	7	1401	1.608
245	Candleberry Basement w/sunroom	7	1401	1.608
246	Candleberry Basement	6	1225	1.406
247	Candleberry II Basement w/sunroom	7	1401	1.608
248	Candleberry Basement w/sunroom	7	1401	1.608
<u>Phase Eight Units</u>				
249	Candleberry II Basement w/sunroom	7	1401	1.608
250	Baycrest Slab	7	1225	1.406
251	Candleberry Basement w/sunroom	7	1401	1.608
252	Candleberry Slab	6	1225	1.406
<u>Phase Nine Units</u>				
257	Candleberry II Basement w/sunroom	7	1401	1.608
258	Candleberry Slab w/sunroom	7	1401	1.608
259	Candleberry Basement w/sunroom	7	1401	1.608
260	Candleberry Slab	6	1225	1.406
<u>Phase Ten Units</u>				
213	Candleberry Slab w/sunroom	7	1401	1.608
214	Candleberry Slab	6	1225	1.406
215	Candleberry II Basement w/sunroom	7	1401	1.608
216	Candleberry Basement w/sunroom	7	1401	1.608



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Page 3

Unit No.	Type	Number of Rooms	Gross Interior Finished SF (1st Fl)	Undivided % Interest in Common Elements
<u>Phase Eleven Units</u>				
209	Candleberry Slab w/sunroom	7	1401	1.608
210	Candleberry Slab	6	1225	1.406
211	Candleberry II Basement w/sunroom	7	1401	1.608
212	Candleberry Basement w/sunroom	7	1401	1.608
<u>Phase Twelve Units</u>				
201	Candleberry II Basement w/sunroom	7	1401	1.608
202	Candleberry Slab w/sunroom	7	1401	1.608
203	Candleberry Basement w/sunroom	7	1401	1.608
204	Candleberry Slab	6	1225	1.406
205	Candleberry Basement w/sunroom	7	1401	1.608
206	Candleberry Slab	6	1225	1.406
207	Candleberry II Basement w/sunroom	7	1401	1.608
208	Candleberry Slab w/sunroom	7	1401	1.608
<u>Phase Thirteen Units</u>				
253	Candleberry II Basement w/sunroom	7	1401	1.608
254	Candleberry Basement w/sunroom	7	1401	1.608
255	Baycrest Slab	7	1225	1.406
256	Candleberry Slab	6	1225	1.406
TOTALS			87137	100.000