

WAYNE COUNTY FAX MAP  
Initials SUP FILE# \_\_\_\_\_  
DATE 11 / 3 / 2020  
IDENT. 06.036

EIGHTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR  
CROWN HILL CONDOMINIUM

This will certify that copies of this Eighth Amendment to the Declaration of Condominium for Crown Hill Condominium together with Drawings attached thereto as Exhibits have been filed in the Office of the Wayne County, Ohio Auditor.

Dated: November 3, 2020

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

Jarra Underwood  
Wayne County, Ohio Auditor

By: Carol Chenevey  
Carol Chenevey

AMT. PD \$2.00 DATE 11 / 03 / 2020  
JARRA L. UNDERWOOD, AUDITOR  
Carol Chenevey DEPUTY  
Carol Chenevey

**COPY**

EIGHTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR  
CROWN HILL CONDOMINIUM

THIS EIGHTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR CROWN HILL CONDOMINIUM is made this 2 day of November, 2020 by MD Custom Builders, Ltd., an Ohio Limited Liability Company, successor in interest to real property originally owned by Crown Hill Development, Ltd., ("Declarant").

WHEREAS, Crown Hill Development, Ltd., the Declarant to the original Declaration submitted a plan for condominium ownership of certain real property pursuant to the provisions of Chapter 5311 of the Ohio Revised Code. Said plan was contained in the Declaration of Condominium and Bylaws recorded at Wayne County, Ohio Official Records Volume 48, Page 1 and the Drawings recorded at Volume 22, Page 383 of the Wayne County, Ohio Plat Records with the First Amendment thereto recorded in Wayne County, Ohio Official Records Vol. 97, Page 165 and Plat Volume 23, Page 62, Second Amendment thereto recorded in Wayne County, Ohio Official Records Vol. 185, Page 32 and the drawings recorded at Plat Vol. 23, Page 523, Third Amendment thereto recorded in Wayne County, Ohio Official Records Vol. 295, Page 609 and the drawings recorded at Plat Vol. 24, Page 534, as amended by the Correction of Exhibit B to the Third Amendment to Declaration of Condominium recorded at Wayne County, Ohio Official Records Vol. 316, Page 532, Fourth Amendment thereto recorded at Wayne County, Ohio Official Records Vol. 320, Page 120, Fifth Amendment thereto recorded at Wayne County, Ohio Official Records Vol. 510, Page 1263, Sixth Amendment thereto recorded at Wayne County, Ohio Official Records Vol. 629, Page 2685, and Seventh Amendment thereto recorded at Wayne County, Ohio Official Records Vol. 644, Page 367;

WHEREAS, Paragraph 15 of the aforesaid Declaration of Condominium expressly reserved to the Declarant the right, power and authority to expand the Condominium

Property by the execution and filing for record of an amendment to the Declaration containing the information, drawings and plans with respect to such additional property and improvements thereon required by the Condominium Act;

WHEREAS, ALL of the Unit Owners have consented to the expansion of the Condominium Property to include certain Additional Property as described on attached Exhibit A, attached hereto and incorporated herein. The signatures of consent are on file with the Crown Hill Condominium Association; and

WHEREAS, the Declarant desires to expand the Condominium Property to include certain additional land and all improvements thereon.

NOW, THEREFORE, Declarant hereby amends the Declaration of Condominium Ownership recorded at Wayne County, Ohio Official Records Volume 48, Page 1 and the Drawings recorded at Wayne County, Ohio Plat Records Volume 22, Page 383 to include as a part of the Condominium Property the additional land and improvements hereinafter described.

## ARTICLE I

### Definitions

“Original Declaration” means the Declaration and Bylaws recorded at Official Records Volume 48, Page 1 of the Wayne County, Ohio Deed Records on November 15, 1996 along with the First Amendment thereto dated September 12, 1997 and filed for record on September 26, 1997 in Wayne County, Ohio Official Records Vol. 97, Page 165.

All other terms used in this Eighth Amendment to the Declaration shall have those meanings set forth in the Original Declaration, unless the context requires otherwise.

## ARTICLE II

### The Additional Property

A legal description of the additional land being added hereby to the Condominium Property, located in Wayne County, Ohio, is attached hereto and incorporated herein as Exhibit A (“Additional Property”).

### ARTICLE III

#### Purposes; Restrictions

The additional land and improvements being added to the Condominium Property is intended for those purposes and shall be subject to those restrictions set forth in the Original Declaration.

### ARTICLE IV

#### Building Descriptions

There will be up to nine (9) residential duplex buildings each containing two (2) Units for a maximum total of eighteen (18) Units on the Additional Property being added to the Condominium Property. The architectural style of the buildings is single story, contemporary-country. Each building will be constructed with a 13-course basement foundation. Building roofs consist of a truss roof system, plywood sheathing and thirty year fiberglass shingles. The exterior surface is vinyl panels with some decorative stone around the garage. All soffits and fascia are covered with aluminum. Interior walls will be drywall with fire separation walls between each unit. Windows are double thermo pane with screens. Exterior doors are steel insulated. The furnace and water heater are natural gas. The air conditioner is electric. Electrical service is a one hundred (100) Amp panel. All buildings will be of a similar construction, and all materials will be substantially identical. The buildings are located on the Additional Property as shown on the Drawings attached as Exhibit B attached hereto and incorporated herein ("Drawings").

### ARTICLE V

#### Units

Section 1. Unit Designation, Size and Location. Each of the Units being added is designated by a number on the Drawings showing where that Unit will be located. The location, layout, designation, dimensions, number of rooms and approximate living area of each Unit being added is shown graphically on the Drawings.

Section 2. Composition of Units. The composition of the Units being added is set forth in the Original Declaration and on the attached Exhibit C.

## ARTICLE VI

### Common and Limited Common Areas

Section 1. Common Areas - Description. All of the land and all improvements thereon and appurtenances thereto being added to the Condominium Property hereby, are common areas except those portions labeled or described herein or in the Drawings as a part of a Unit.

Section 2. Limited Common Areas - Description. Those portions of the Common Areas that are labeled or designated "limited common areas" on the Drawings, are Limited Common Areas and Facilities as described in the Original Declaration and reserved for use of a certain Unit or Units to the exclusion of the other Units.

Section 3. Undivided Interest. The undivided interest of each Unit in the Common Areas is hereby reallocated as shown on the attached Exhibit C, and, in each case, is based on the square footage of each unit.

## ARTICLE VII

### Unit Owner's Association

Every person who owns a fee simple interest in a Unit being added hereby is a Unit Owner and shall be a member of the Crown Hill Condominium Unit Owners Association to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights as all other members.

## ARTICLE VIII

### Other Provisions

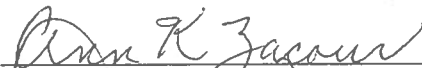
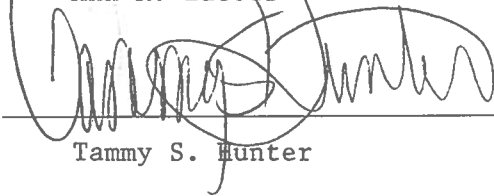
The additional land and improvements being added hereby to the Condominium Property shall hereafter be subject to all of the terms and provisions of the Original Declaration and the First Amendment to same, to the same extent and with the same effect as if such added land and improvements had been included as part of the Condominium Property in the Original Declaration and First Amendment; that is, the rights, easements, covenants, restrictions and assessment plan set forth in the Original Declaration and First

Amendment shall run with and bind the land and improvements added hereby in the same manner, and to the same extent, and with the same force and effect as such terms apply to the Condominium Property in the Original Declaration and First Amendment.

Unless otherwise provided herein, all of the provisions of the Original Declaration and First Amendment shall include and apply to the owners, mortgagees and lessees of the additional land and improvements being added hereby, with equal meaning and of like force and effect.

In Witness Whereof, MD Custom Builders, Ltd. hereby sets its hand to this Eighth Amendment, the 2nd day of November, 2020.

Signed and acknowledged in presence of: MD Custom Builders, Ltd.

  
\_\_\_\_\_  
Ann K. Zaebour  
  
\_\_\_\_\_  
Tammy S. Hunter

By:   
\_\_\_\_\_  
Michael D. Downs, Member

This is an acknowledgment clause; no oath or affirmation was administered to the signer:

STATE OF OHIO )

) SS:

COUNTY OF WAYNE )

Before me, a notary public, in and for said County, personally appeared the above named MD Custom Builders, Ltd. by Michael D. Downs, Member, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said limited liability company and the free act and deed of him personally as such officer and that he is duly authorized herein.

In Testimony Whereof, I have hereunto set my hand and official seal, at Wooster, Ohio, this 2nd day of November, 2020.



Notary Public

Tammy S. Hunter  
Comm. Exp. 8-9-21

This instrument prepared by:  
Taggart Law Firm, LPA  
David W. Zacour



Tammy S. Hunter  
Notary Public, State of Ohio  
My Commission Expires  
August 9, 2021

EXHIBIT A

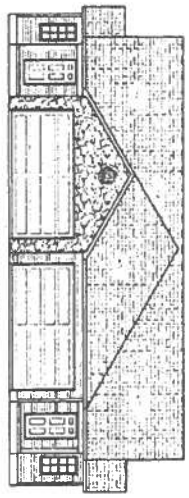
Description of Additional Property:

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

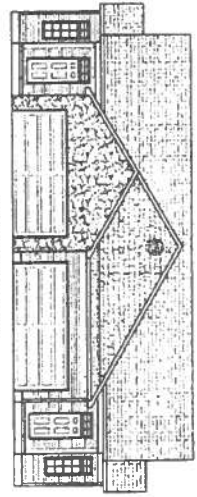
And known as Lot 3682 in Andover Allotment as recorded in Vol. 29, Page 36, Wayne County Plat Records.

Parcel No. 59-02965.000.

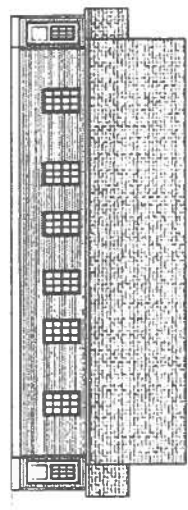




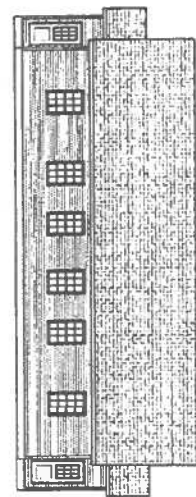
FRONT ELEVATION A



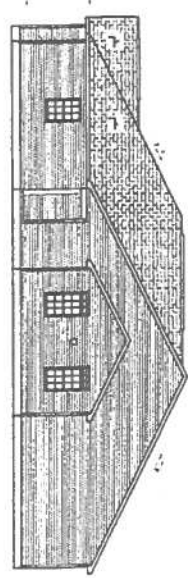
FRONT ELEVATION B



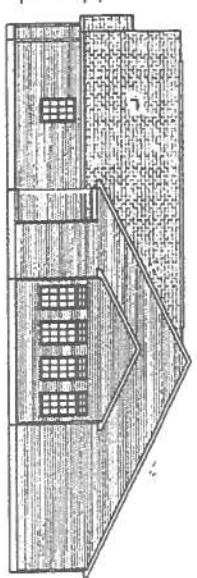
REAR ELEVATION A



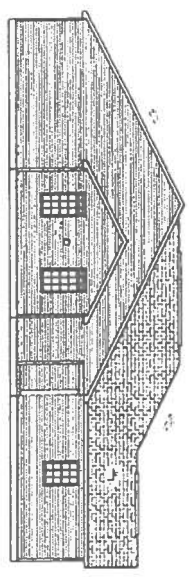
REAR ELEVATION B



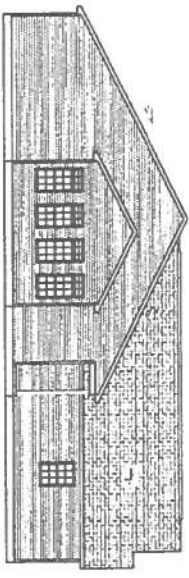
RIGHT ELEVATION A



RIGHT ELEVATION B



LEFT ELEVATION A



LEFT ELEVATION B

# ANDOVER CONDOMINIUMS

## PHASE 6

PART OF LOT 3682  
ANDOVER ALLOTMENT  
PLAT VOL. 20, PG. 36  
CITY OF ORRVILLE  
WAYNE COUNTY, OHIO

|  |         |  |
|--|---------|--|
|  | DATE    | 10/20/20                               |
|  | DWG NO. | EW-23A3E JOB NO. EW-23A3E SHEET 3 OF 3 |

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.  
Consulting Engineers & Surveyors  
2477 Genesee Avenue, Suite C  
Worster, Ohio 44691  
TEL: (330) 345-6377 FAX: (330) 345-6703 EMAIL: info@shafec.com

| UNIT NUMBER | TOTAL SQUARE FOOTAGE | UNIT % OF COMMON AREA | STREET ADDRESS |
|-------------|----------------------|-----------------------|----------------|
| A-1         | 1,314.5              | 0.7987%               | 412 BRANDON    |
| A-2         | 1,362.0              | 0.8275%               | 414 BRANDON    |
| A-3         | 1,362.0              | 0.8275%               | 416 BRANDON    |
| A-4         | 1,314.5              | 0.7987%               | 418 BRANDON    |
| B-1         | 1,314.5              | 0.7987%               | 422 BRANDON    |
| B-2         | 1,362.0              | 0.8275%               | 424 BRANDON    |
| B-3         | 1,362.0              | 0.8275%               | 426 BRANDON    |
| B-4         | 1,314.5              | 0.7987%               | 428 BRANDON    |
| C-1         | 1,363.8              | 0.8226%               | 413 BRANDON    |
| C-2         | 1,363.8              | 0.8226%               | 411 BRANDON    |
| D-1         | 1,363.8              | 0.8226%               | 419 BRANDON    |
| D-2         | 1,363.8              | 0.8226%               | 417 BRANDON    |
| E-1         | 1,363.8              | 0.8226%               | 433 BRANDON    |
| E-2         | 1,363.8              | 0.8226%               | 431 BRANDON    |
| F-1         | 2,395.0              | 1.4552%               | 412 DANVERS    |
| F-2         | 2,552.0              | 1.5508%               | 414 DANVERS    |
| F-3         | 2,552.0              | 1.5508%               | 418 DANVERS    |
| F-4         | 2,395.0              | 1.4552%               | 418 DANVERS    |
| G-1         | 2,395.0              | 1.4552%               | 422 DANVERS    |
| G-2         | 2,552.0              | 1.5508%               | 424 DANVERS    |
| G-3         | 2,552.0              | 1.5508%               | 426 DANVERS    |
| G-4         | 2,395.0              | 1.4552%               | 428 DANVERS    |
| H-1         | 2,552.0              | 1.5508%               | 432 DANVERS    |
| H-2         | 2,552.0              | 1.5508%               | 434 DANVERS    |
| I-1         | 2,552.0              | 1.5508%               | 437 DANVERS    |
| I-2         | 2,552.0              | 1.5508%               | 435 DANVERS    |
| J-1         | 2,395.0              | 1.4552%               | 433 DANVERS    |
| J-2         | 2,552.0              | 1.5508%               | 431 DANVERS    |
| J-3         | 2,552.0              | 1.5508%               | 429 DANVERS    |

## EXHIBIT C

CONDO PERCENTAGE OF ENTIRE PROJECT

|        |           |           |              |
|--------|-----------|-----------|--------------|
| J-4    | 2,395.0   | 1.4552%   | 427 DANVERS  |
| K-1    | 2,395.0   | 1.4552%   | 423 DANVERS  |
| K-2    | 2,552.0   | 1.5506%   | 421 DANVERS  |
| K-3    | 2,552.0   | 1.5508%   | 419 DANVERS  |
| K-4    | 2,395.0   | 1.4552%   | 417 DANVERS  |
| L-1    | 2,552.0   | 1.5506%   | 413 DANVERS  |
| L-2    | 2,552.0   | 1.5506%   | 411 DANVERS  |
| M-1    | 2,552.0   | 1.5508%   | 408 DANVERS  |
| M-2    | 2,552.0   | 1.5506%   | 408 DANVERS  |
| N-1    | 2,552.0   | 1.5506%   | 412 COVENTRY |
| N-2    | 2,552.0   | 1.5508%   | 414 COVENTRY |
| O-1    | 2,552.0   | 1.5508%   | 418 COVENTRY |
| O-2    | 2,552.0   | 1.5508%   | 420 COVENTRY |
| P-1    | 2,395.0   | 1.4552%   | 443 COVENTRY |
| P-2    | 2,552.0   | 1.5508%   | 441 COVENTRY |
| P-3    | 2,552.0   | 1.5506%   | 439 COVENTRY |
| P-4    | 2,395.0   | 1.4552%   | 437 COVENTRY |
| Q-1    | 2,552.0   | 1.5508%   | 433 COVENTRY |
| Q-2    | 2,552.0   | 1.5508%   | 431 COVENTRY |
| R-1    | 2,395.0   | 1.4552%   | 427 COVENTRY |
| R-2    | 2,552.0   | 1.5508%   | 425 COVENTRY |
| R-3    | 2,552.0   | 1.5508%   | 423 COVENTRY |
| R-4    | 2,395.0   | 1.4552%   | 421 COVENTRY |
| S-1    | 2,395.0   | 1.4552%   | 417 COVENTRY |
| S-2    | 2,552.0   | 1.5506%   | 415 COVENTRY |
| S-3    | 2,552.0   | 1.5508%   | 413 COVENTRY |
| S-4    | 2,395.0   | 1.4552%   | 411 COVENTRY |
| 1      | 2,265.0   | 1.3762%   | 411 EMERIL   |
| 2      | 2,265.0   | 1.3762%   | 413 EMERIL   |
| 3      | 2,265.0   | 1.3762%   | 421 EMERIL   |
| 4      | 2,265.0   | 1.3762%   | 423 EMERIL   |
| 5      | 2,265.0   | 1.3762%   | 427 EMERIL   |
| 6      | 2,265.0   | 1.3762%   | 429 EMERIL   |
| 7      | 2,265.0   | 1.3762%   | 433 EMERIL   |
| 8      | 2,265.0   | 1.3762%   | 435 EMERIL   |
| 9      | 2,265.0   | 1.3762%   | 438 EMERIL   |
| 10     | 2,265.0   | 1.3762%   | 436 EMERIL   |
| 11     | 2,265.0   | 1.3762%   | 432 EMERIL   |
| 12     | 2,265.0   | 1.3762%   | 430 EMERIL   |
| 13     | 2,265.0   | 1.3762%   | 428 EMERIL   |
| 14     | 2,265.0   | 1.3762%   | 424 EMERIL   |
| 15     | 2,265.0   | 1.3762%   | 420 EMERIL   |
| 16     | 2,265.0   | 1.3762%   | 418 EMERIL   |
| 17     | 2,265.0   | 1.3762%   | 414 EMERIL   |
| 18     | 2,265.0   | 1.3762%   | 412 EMERIL   |
| TOTALS | 164,584.8 | 100.0000% |              |