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GEAUGA COUNTY OHIO
SHARON C GINGERICH, RECORDER
12-30-2015 At 11:25 am.
AMEND 92.00
OR Book 2003 Page 1309 - 1317

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE WOODS AT AUBURN LAKES CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WOODS AT AUBURN LAKES CONDOMINIUM RECORDED AT VOLUME 1008, PAGE 622 ET SEQ. AND THE ONE-HUNDRED AND TWENTY-SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WOODS AT AUBURN LAKES CONDOMINIUM RECORDED AT INSTRUMENT NO. 200600749999 OF THE GEAUGA COUNTY RECORDS.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE WOODS AT AUBURN LAKES CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for The Woods at Auburn Lakes Condominium ("Declaration") and the Bylaws of The Woods at Auburn Lakes Association, Inc. Condominium Owners' Association, Exhibit B of the Declaration, were recorded at Geauga County Records Volume 1008, Page 622 et seq., and

WHEREAS, Declaration Article II, Section (B)(4) states: "The percentage of interest in the Common Elements is computed in the proportion that the square footage of each Unit bears to the aggregate square footage of all Units," which percentage of ownership interests were set forth in Exhibit "E" to the Declaration, and

WHEREAS, the total first floor and second floor, if any, square footage for each Unit is set forth on the respective Drawing (as defined in the Declaration) for each Unit, and

WHEREAS, the Auburn Lakes Limited Partnership ("Original Declarant") as the original Declarant of The Woods at Auburn Lakes Condominium ("Woods at Auburn Lakes"), and Ameri-Con Auburn, Inc. and Pulte Homes (collectively the "Successor Declarants") filed 122 expansion amendments to the Declaration for purposes of adding and declaring more Units and associated Condominium Property to the Woods at Auburn Lakes, and

WHEREAS, Section 5311.05(E)(1)(d) of the Ohio Revised Code authorizes the Board of Directors ("Board"), without a vote of the Unit Owners, to amend the Declaration "to correct clerical or typographical errors or obvious factual errors in the declaration or an exhibit to the declaration," and

WHEREAS, the Board has determined and confirmed that, during the course of filing 122 expansion amendments to the Declaration to add Units to The Woods at Auburn Lakes, the Successor Declarants erroneously assigned, in Declaration Exhibit "E," including amendments to Exhibit "E," referred to as Exhibit "4" in the expansion amendments to the Declaration, to some Units square footages that do not match the square footages set forth on the respective Unit drawings,

resulting in erroneous calculations of the percentage of ownership interests in the Common Elements assigned to each Unit, and

WHEREAS, based on a review of the original ownership percentages listed in Declaration Exhibit "E," a review of the 122 expansion amendments to the Declaration, including the One-Hundred and Twenty-Second Amendment to the Declaration, which contains the current and complete, but erroneous square footages and ownership percentages assigned to each Unit, and a review of the condominium Drawings filed by the Original Declarant and Successor Declarants, the Board has determined the correct percentage of ownership interest for each Unit based on the square footage totals shown on the Drawings, which are set forth below in this Amendment, and

WHEREAS, the Board has therefore approved the following matter to correct the clerical, typographical, and obvious factual errors, and

WHEREAS, the Board has in all respects complied with the necessary proceedings to amend the Declaration and Bylaws as permitted by Chapter 5311 and the Declaration.

NOW THEREFORE, the Declaration of Condominium Ownership for The Woods at Auburn Lakes Condominium is amended by the Board as follows:

DELETE DECLARATION EXHIBIT "E," entitled "Description of Unit Type, Unit Number and Address, and Percentage Interest" and DELETE EXHIBIT NO. 4 TO ONE-HUNDRED TWENTY-SECOND AMENDMENT TO DECLARATION in their entirety. Said deletions are to be taken from the Declaration, as recorded at Geauga County Records, Volume 1008, Page 622 et seq, and as amended by the One-Hundred Twenty-Second Amendment at Instrument No. 200600749999, respectively.

INSERT a new DECLARATION EXHIBIT "E," entitled "Description of Unit Type, Unit Number and Address, and Percentage Interest." Said new addition to be added to the Declaration, as recorded at Geauga County Records, Volume 1008, Page 622 et seq., is as follows:

Unit No.	Address	Square Feet	Unit Type	% of Interest in Common Elements
620	620 Blue Spruce Trail	2,062	Avalon	0.5812%
621	621 Blue Spruce Trail	2,062	Avalon	0.5812%
622	622 Blue Spruce Trail	2,084	Avalon	0.5874%
623	623 Blue Spruce Trail	2,133	Avalon	0.6012%
625	625 Blue Spruce Trail	2,356	Breckenridge	0.6640%
626	626 Blue Spruce Trail	2,277	Avalon	0.6418%
627	627 Blue Spruce Trail	1,489	Avalon	0.4197%
628	628 Blue Spruce Trail	2,061	Avalon	0.5809%
629	629 Blue Spruce Trail	2,229	Avalon	0.6283%
630	630 Blue Spruce Trail	2,356	Breckenridge	0.6640%
631	631 Blue Spruce Trail	2,223	Avalon	0.6266%
632	632 Blue Spruce Trail	2,132	Avalon	0.6009%
633	633 Blue Spruce Trail	1,506	Avalon	0.4245%
634	634 Blue Spruce Trail	2,082	Avalon	0.5868%
635	635 Blue Spruce Trail	1,506	Avalon	0.4245%
636	636 Blue Spruce Trail	2,150	Avalon	0.6060%
637	637 Blue Spruce Trail	2,177	Avalon	0.6136%
638	638 Blue Spruce Trail	2,081	Avalon	0.5865%
639	639 Blue Spruce Trail	2,079	Avalon	0.5860%
640	640 Blue Spruce Trail	2,237	Avalon	0.6305%
641	641 Blue Spruce Trail	2,130	Avalon	0.6004%
642	642 Blue Spruce Trail	1,757	Avalon	0.4952%
500	500 Dogwood Lane	2,693	Rosewood	0.7590%
501	501 Dogwood Lane	2,222	Avalon	0.6263%
502	502 Dogwood Lane	2,799	Avalon	0.7889%
503	503 Dogwood Lane	2,104	Avalon	0.5930%
504	504 Dogwood Lane	2,310	Avalon	0.6511%
505	505 Dogwood Lane	2,280	Avalon	0.6426%
506	506 Dogwood Lane	2,466	New Plan	0.6951%
507	507 Dogwood Lane	1,901	Rosewood 2	0.5358%
508	508 Dogwood Lane	2,826	Prescott	0.7965%
509	509 Dogwood Lane	2,135	Avalon	0.6018%
510	510 Dogwood Lane	2,580	Prescott	0.7272%
511	511 Dogwood Lane	1,640	Avalon	0.4622%
512	512 Dogwood Lane	2,356	Breckenridge	0.6640%
514	514 Dogwood Lane	2,533	Avalon	0.7139%
515	515 Dogwood Lane	2,489	Avalon	0.7015%
516A	516A Dogwood Lane	2,129	Avalon	0.6001%
516B	516B Dogwood Lane	2,193	Avalon	0.6181%

Unit No.	Address	Square Feet	Unit Type	% of Interest in Common Elements
517	517 Dogwood Lane	2,666	Prescott	0.7514%
518	518 Spicebush Lane	2,941	Custom	0.8289%
519	519 Spicebush Lane	2,419	Custom	0.6817%
520	520 Spicebush Lane	2,552	Custom	0.7193%
522	522 Spicebush Lane	2,813	Custom	0.7929%
523	523 Spicebush Lane	3,084	Custom	0.8692%
525	525 Spicebush Lane	2,744	Custom	0.7734%
526	526 Spicebush Lane	3,270	Custom	0.9217%
538	538 Honeysuckle Lane	1,410	Custom	0.3974%
539	539 Honeysuckle Lane	1,913	Custom	0.5392%
540	540 Honeysuckle Lane	1,822	Custom	0.5135%
541	541 Honeysuckle Lane	1,922	Custom	0.5417%
542	542 Honeysuckle Lane	2,304	Custom	0.6494%
543	543 Honeysuckle Lane	1,904	Custom	0.5367%
544	544 Honeysuckle Lane	1,464	Custom	0.4126%
545	545 Honeysuckle Lane	1,645	Custom	0.4637%
546	546 Honeysuckle Lane	2,021	Custom	0.5696%
547	547 Honeysuckle Lane	1,947	Custom	0.5488%
548	548 Honeysuckle Lane	1,933	Custom	0.5448%
549	549 Honeysuckle Lane	2,399	Custom	0.6762%
550	550 Honeysuckle Lane	2,423	Custom	0.6829%
551	551 Honeysuckle Lane	1,851	Custom	0.5217%
754	754 Sandalwood Lane	1,996	Chadwick	0.5626%
755	755 Sandalwood Lane	2,578	Baybrook	0.7266%
756	756 Sandalwood Lane	1,956	Chadwick	0.5513%
757	757 Sandalwood Lane	2,527	Tanglewood	0.7122%
758	758 Sandalwood Lane	1,968	Chadwick	0.5547%
759	759 Sandalwood Lane	2,314	Tanglewood	0.6522%
760	760 Sandalwood Lane	2,245	Ranch	0.6328%
761	761 Sandalwood Lane	2,018	Chadwick	0.5688%
762	762 Sandalwood Lane	1,917	Chadwick	0.5403%
763	763 Sandalwood Lane	1,983	Chadwick	0.5589%
764	764 Sandalwood Lane	3,065	Auburn	0.8639%
765	765 Auburn Lakes Drive	2,018	Chadwick	0.5688%
766	766 Auburn Lakes Drive	2,277	Oxford	0.6418%
716	716 Sagewood Lane	2,933	Auburn	0.8267%
717	717 Sagewood Lane	1,901	Chadwick	0.5358%
718	718 Sagewood Lane	1,983	Chadwick	0.5589%
719	719 Sagewood Lane	1,583	Ranch	0.4462%

Unit No.	Address	Square Feet	Unit Type	% of Interest in Common Elements
720	720 Sagewood Lane	2,735	Auburn	0.7709%
721	721 Sagewood Lane	1,986	Chadwick	0.5598%
722	722 Sagewood Lane	2,604	Baybrook	0.7339%
723	723 Sagewood Lane	1,998	Chadwick	0.5631%
724	724 Sagewood Lane	1,962	Chadwick	0.5530%
725	725 Sagewood Lane	2,693	Auburn	0.7590%
726	726 Sagewood Lane	1,940	Chadwick	0.5468%
602	602 Magnolia Lane	1,876	Avalon	0.5288%
603	603 Magnolia Lane	2,101	Avalon	0.5922%
604	604 Magnolia Lane	2,181	Custom	0.6148%
605	605 Magnolia Lane	2,385	Custom	0.6721%
606	606 Magnolia Lane	2,071	Oxford	0.5837%
607	607 Magnolia Lane	2,113	Oxford	0.5956%
608	608 Magnolia Lane	2,603	Breckenridge	0.7337%
609	609 Magnolia Lane	2,271	Avalon	0.6401%
610	610 Magnolia Lane	2,072	Avalon	0.5841%
611	611 Magnolia Lane	1,959	Custom	0.5521%
612	612 Magnolia Lane	2,333	Avalon	0.6576%
613	613 Magnolia Lane	2,130	Avalon	0.6004%
614	614 Magnolia Lane	2,763	Auburn	0.7788%
615	615 Magnolia Lane	1,989	Chadwick	0.5606%
616	616 Magnolia Lane	1,981	Chadwick	0.5584%
617	617 Magnolia Lane	2,933	Auburn	0.8267%
618	618 Magnolia Lane	1,812	Chadwick	0.5107%
619	619 Magnolia Lane	2,086	Oxford	0.5879%
583	583 Mock Orange Circle	1,535	Barrington	0.4326%
584	584 Mock Orange Circle	1,666	Barrington	0.4696%
595	595 Mock Orange Circle	2,002	Chadwick	0.5643%
596	596 Mock Orange Circle	2,095	Oxford	0.5905%
597	597 Mock Orange Circle	2,115	Oxford	0.5961%
598	598 Mock Orange Lane	1,660	Barrington	0.4679%
599	599 Mock Orange Lane	1,664	Barrington	0.4690%
600	600 Mock Orange Lane	1,759	Oxford	0.4958%
601	601 Mock Orange Lane	2,082	Oxford	0.5868%
560	560 Mock Orange Lane	1,842	Oxford	0.5192%
561	561 Mock Orange Lane	2,094	Oxford	0.5902%
562	562 Mock Orange Lane	2,114	Oxford	0.5958%
563	563 Mock Orange Lane	2,119	Oxford	0.5973%
564	564 Mock Orange Lane	2,078	Chadwick	0.5857%

Unit No.	Address	Square Feet	Unit Type	% of Interest in Common Elements
565	565 Mock Orange Lane	2,081	Chadwick	0.5865%
566	566 Mock Orange Lane	2,116	Oxford	0.5964%
567	567 Mock Orange Lane	1,988	Chadwick	0.5603%
568	568 Mock Orange Lane	1,956	Chadwick	0.5513%
569	569 Mock Orange Lane	1,968	Chadwick	0.5547%
570	570 Mock Orange Lane	2,066	Chadwick	0.5823%
571	571 Mock Orange Lane	1,843	Chadwick	0.5195%
572	572 Mock Orange Lane	1,272	Barrington	0.3585%
577	577 Mock Orange Circle	1,613	Barrington	0.4546%
578	578 Mock Orange Circle	1,560	Barrington	0.4397%
579	579 Mock Orange Circle	1,851	Oxford	0.5217%
580	580 Mock Orange Circle	2,093	Oxford	0.5899%
581	581 Mock Orange Circle	2,036	Chadwick	0.5739%
582	582 Mock Orange Circle	2,075	Chadwick	0.5848%
585	585 Mock Orange Circle	1,809	Oxford	0.5099%
586	586 Mock Orange Circle	1,835	Oxford	0.5172%
587	587 Mock Orange Circle	1,844	Oxford	0.5197%
588	588 Mock Orange Circle	2,097	Oxford	0.5910%
589	589 Mock Orange Circle	1,691	Barrington	0.4766%
590	590 Mock Orange Circle	1,692	Barrington	0.4769%
591	591 Mock Orange Circle	2,038	Chadwick	0.5744%
592	592 Mock Orange Circle	2,013	Chadwick	0.5674%
593	593 Mock Orange Circle	1,828	Oxford	0.5152%
594	594 Mock Orange Circle	2,103	Oxford	0.5927%
800	800 Mock Orange Circle	2,114	Oxford	0.5958%
801	801 Mock Orange Circle	2,092	Oxford	0.5896%
802	802 Mock Orange Circle	2,102	Oxford	0.5925%
803	803 Mock Orange Circle	1,711	Oxford	0.4823%
804	804 Mock Orange Circle	1,686	Oxford	0.4752%
5170	517 Covington Lane	1,968	Oxford	0.5547%
5180	518 Covington Lane	1,892	Chadwick	0.5333%
5190	519 Covington Lane	1,964	Chadwick	0.5536%
5200	520 Covington Lane	2,288	Oxford	0.6449%
5210	521 Covington Lane	2,617	Auburn	0.7376%
5220	522 Covington Lane	1,481	Chadwick	0.4174%
5230	523 Covington Lane	1,977	Oxford	0.5572%
5240	524 Covington Lane	1,802	Oxford	0.5079%
5250	525 Covington Lane	2,845	Auburn	0.8019%
5260	526 Covington Lane	1,972	Chadwick	0.5558%

Unit No.	Address	Square Feet	Unit Type	% of Interest in Common Elements
527	527 Covington Lane	2,799	Auburn	0.7889%
528	528 Covington Lane	2,160	Ranch	0.6088%
529	529 Covington Lane	2,826	Auburn	0.7965%
530	530 Covington Lane	2,067	Oxford	0.5826%
531	531 Covington Lane	2,112	Oxford	0.5953%
532	532 Covington Lane	2,821	Auburn	0.7951%
533	533 Covington Lane	2,087	Oxford	0.5882%
534	534 Covington Lane	1,829	Oxford	0.5155%
535	535 Covington Lane	2,101	Oxford	0.5922%
536	536 Covington Lane	2,087	Oxford	0.5882%
537	537 Covington Lane	1,989	Oxford	0.5606%
		354793		100%

Any conflict between the above provisions and any other provisions of the Declaration and Bylaws will be interpreted in favor of the modification of Declaration Exhibit "E" and Exhibit "4" to the One Hundred Twenty-Second Amendment, which provides the Units square footages as shown on the Drawings and the percentages of ownership interests in the Common Elements. The invalidity of any part of the above provisions will not impair or affect in any manner the validity or enforceability of the remainder of the provision. Upon the recording of this amendment, only Unit Owners of record at the time of such filing have standing to contest the validity of this amendment, whether on procedural, substantive, or any other grounds. Any challenge to the validity of the amendment must be brought in the court of common pleas within one year of the recording of the amendment.

Unit No.	Address	Square Feet	Unit Type	% of Interest in Common Elements
527	527 Covington Lane	2,799	Auburn	0.7889%
528	528 Covington Lane	2,160	Ranch	0.6088%
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530	530 Covington Lane	2,067	Oxford	0.5826%
531	531 Covington Lane	2,112	Oxford	0.5953%
532	532 Covington Lane	2,821	Auburn	0.7951%
533	533 Covington Lane	2,087	Oxford	0.5882%
534	534 Covington Lane	1,829	Oxford	0.5155%
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