


EAK 5-5-22
INITIAL DATE

TRANSFERRED	
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Ohio Revised Code.	
DATE	<u>5/5/2022</u>
CONVEYANCE FEE \$	_____
TRANSFER FEE \$	<u>504</u>
EXEMPT	<input checked="" type="checkbox"/>
PATRICK W. DROPSEY, County Auditor	



202200005688 05/05/2022 08:34 AM
 Filed for Record in RICHLAND County, Ohio
 Sarah M. Davis Rec Fees: \$102.00
 ADEC OR Vol 2990 Pgs 2829 - 2838

Plat Vol. 33 Page 88-89

**FIRST AMENDMENT TO
 DECLARATION OF CONDOMINIUM OWNERSHIP
 FOR
 PRINCETON AND BARRINGTON CONDOMINIUM**

THIS FIRST AMENDMENT TO THE DECLARATION OF PRINCETON AND BARRINGTON CONDOMINIUM is made on or as of the 3rd day of May, 2022.

WHEREAS, Princeton and Barrington Condominium is a Condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio (“the Condominium Act”) by the filing of the Declaration of Condominium Ownership for Princeton and Barrington Condominium and the Drawings thereof, recorded, respectively, in Official Records Volume 2929 at Page 59, et seq., and Plat Volume 33, at Pages 65-67, both of the records of the Recorder of Richland County, Ohio, and

WHEREAS, pursuant to the provisions of Paragraph 21 of the Declaration, and the provisions of the Condominium Act, Declarant desires by this Amendment to add a portion of the Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Paragraph.

NOW, THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described to be added to the Condominium, hereby declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. The legal description of the portion of the property added hereby to the Condominium Property, consisting of 0.2761 acre, more or less, is as follows:

Situated in the City of Mansfield, Richland County, Ohio, and being Lot No. 23316 (Unit 1019) in Tower Lakes Phase 4, Plat Volume 33, Page 7.

LEGAL CHECKED
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-5-22
INITIAL DATE

A plot plan showing the Additional Property added hereby and showing the property already a part of the Condominium is attached hereto as "Exhibit A" and is made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Princeton and Barrington Condominium."

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the Additional Property added hereby).

5. General Description of Building. The Additional Property added to the Condominium Property and submitted to Chapter 5311 of the Ohio Revised Code by this First Amendment to the Declaration expands the Condominium to a total of three (3) dwelling units, each of which is called a "Unit." Unit 1019 added by this First Amendment consists of one (1) detached, single-unit residential building containing an independent dwelling unit having a basement and an attached two (2) car garage on a four-inch concrete slab floor. The residential building is wood-framed construction with brick veneer and vinyl siding exterior. The roof is pitched with fiberglass shingle covering. The entry door is steel clad in the front. The garage has a steel overhead door with garage door opener. The windows are vinyl double hung with insulated glass. The residential building, concrete drive, sidewalk, front porch and deck are of new construction and are in very good condition with no major or minor deficiencies or will be in such condition upon their completion. These improvements are substantially completed. The Additional Property created by this First Amendment and added to the Condominium Property is depicted in the Drawings attached hereto as Exhibits A and B-1 and made a part hereof.

6. Description of Unit. Unit 1019 in the detached, single-unit residential building located on Lot No. 23316 has been assigned the house number of 1019 Princeton Trace and it contains 1495 square feet of space, more or less, not including the basement, the attached front porch and rear deck to which said Unit has immediate access, and the double car garage attached to said Unit. Said Unit contains a living room, dining area, kitchen, master bedroom

with a closet, guest bedroom with a closet, two (2) full bathrooms, entry, attached two (2) car garage and an unfinished basement. There is a vinyl sliding glass door onto the deck at the rear of this Unit. Said Unit has a gas, forced air heating system, central air-conditioning, and an electric water heater. The gas, electric and water service for said Unit is metered separately. Floor plans and exterior elevations of this Unit 1019 as originally designed and built, including ceiling heights, are included in the Drawings attached to this Declaration as Exhibits B-2 and D and made a part hereof.

7. Limited Common Elements.
 - a. Common Elements. All of the Additional Property added hereto, including all of the land and all improvements thereon and the appurtenances thereto, except those portions described herein or in the Drawings filed herewith as a part of a Unit, are Common Elements.
 - b. Limited Common Elements. Those areas of the Common Elements that are added hereby that are designated "Limited Common Elements" herein or in the drawings filed herewith and made a part hereof are Limited Common Elements. These Limited Common Elements for Unit 1019 consist of the rear deck, the front porch and sidewalk, and the driveway adjacent to each Unit. In each case, a Limited Common Element is reserved for the exclusive use of the Unit or Units which those improvements are designed or designated to serve.
 - c. Undivided Interests. The undivided interests in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on the attached Exhibit C, and, in each case, is based on each Unit having an equal par value of one (1.00), thus resulting in each Unit having an equal undivided interest. All Units added also have equal par values of one (1.00). This Exhibit C supersedes, in its entirety, Exhibit C of the Declaration. The Common Elements shall be owned by the Unit Owners as tenants in common, and ownership thereof shall remain undivided. No Unit Owner may waive or release any rights in the Common Elements. Further, the undivided interest of a Unit in the Common Elements shall not be separated from the Unit to which it appertains.

8. Effects of Expansion. Upon the filing for record of this Amendment to the Declaration adding Additional Property to the Condominium Property:

- a. The added portion shall thereafter be subject to and benefitted by all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plans set forth therein shall run with, bind and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;
- b. The owner or owners of the added portion shall thereupon become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and
- c. In all other respects, all the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof with equal meaning and of like force and effect.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of May, 2022.

Signed and acknowledged
in presence of:

Hunsinger Builders, LLC, an
Ohio limited liability company

Reese F. Mills
Reese F. Mills

By Brandon W. Hunsinger
Brandon W. Hunsinger
its General Manager

Carol A. Fry
Carol A. Fry

STATE OF OHIO

SS:

COUNTY OF RICHLAND

Before me, a Notary Public in and for said County and State, personally appeared the

above-named Hunsinger Builders, LLC, an Ohio limited liability company, by Brandon W. Hunsinger, its General Manager, 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 limited liability company.

In testimony whereof, I hereunto set my hand and official seal this 3rd day of May, 2022.



Carol A. Fry

Carol A. Fry, Notary Public
My commission expires 3/29/2024

This Document Prepared by:

Mabee & Mills, LLC
Attorneys at Law
24 W. Third St., Suite 300
Mansfield, Ohio 44902
(419) 524-1403

TOWER LAKES PHASE 4
PRINCETON AND BARRINGTON CONDOMINIUM AMENDMENT 1

PLAT VOLUME 33, PAGE 7
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

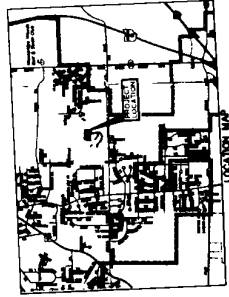
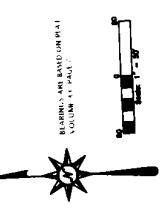
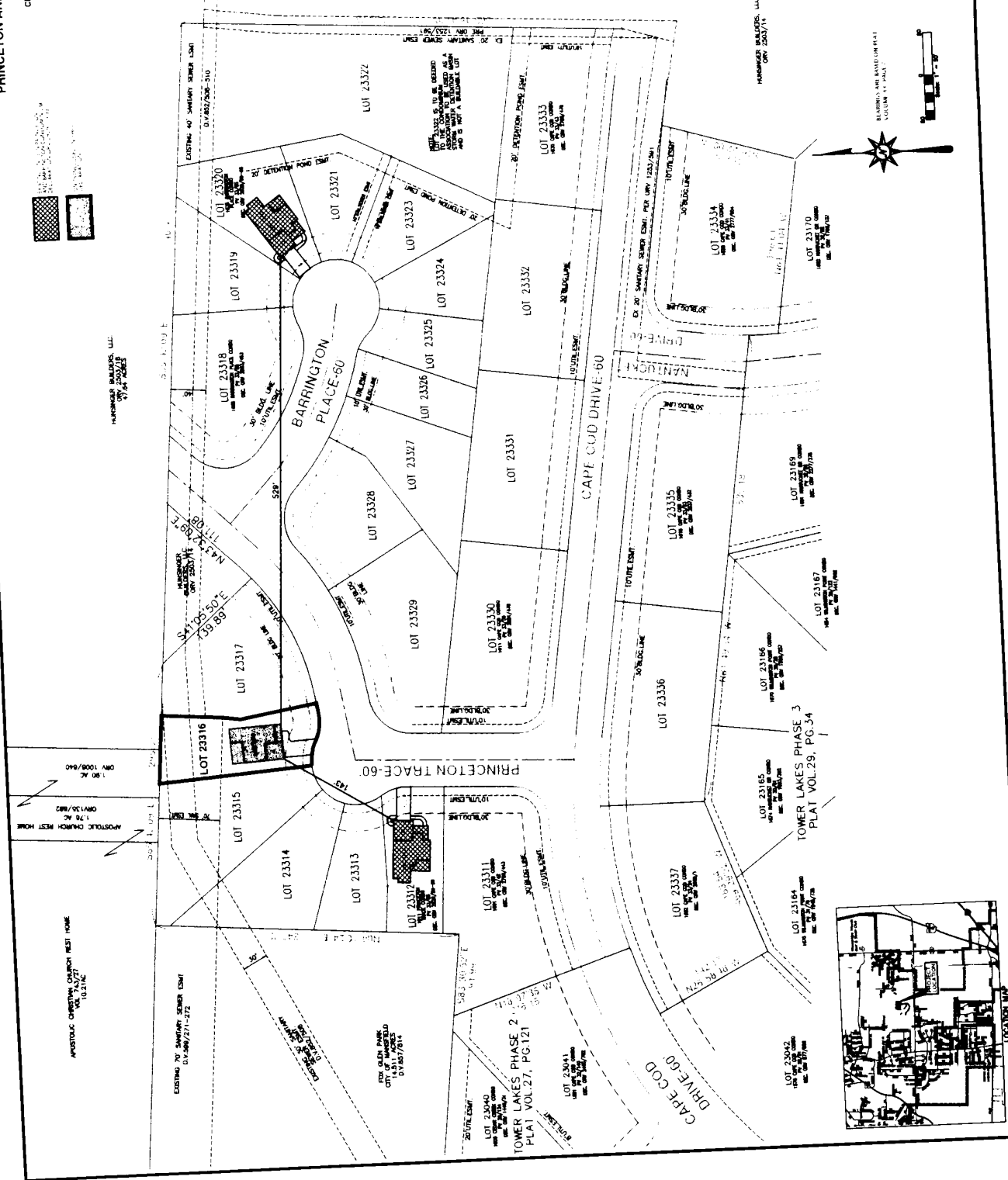
THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON DO HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND SHOWN HEREON DO ACCURATELY REPRESENT THE BOUNDARIES OF THE SAME PLAT PLAN, AND THAT THE SAID BOUNDARIES WERE DETERMINED BY THE UNDERSIGNED OWNERS OF THE SAID LAND ACCORDING TO THE FOLLOWING: THE LAND COMPRISED AND CONTAINED THEREIN IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO, AND BEING LOT 23318 (PART OF) IN TOWER LAKES PHASE 4, PLAT VOLUME 33, PAGE 7.

UNDERSIGNED: _____
BY COMMISSION EXPRESSES: _____
COUNTY, OHIO

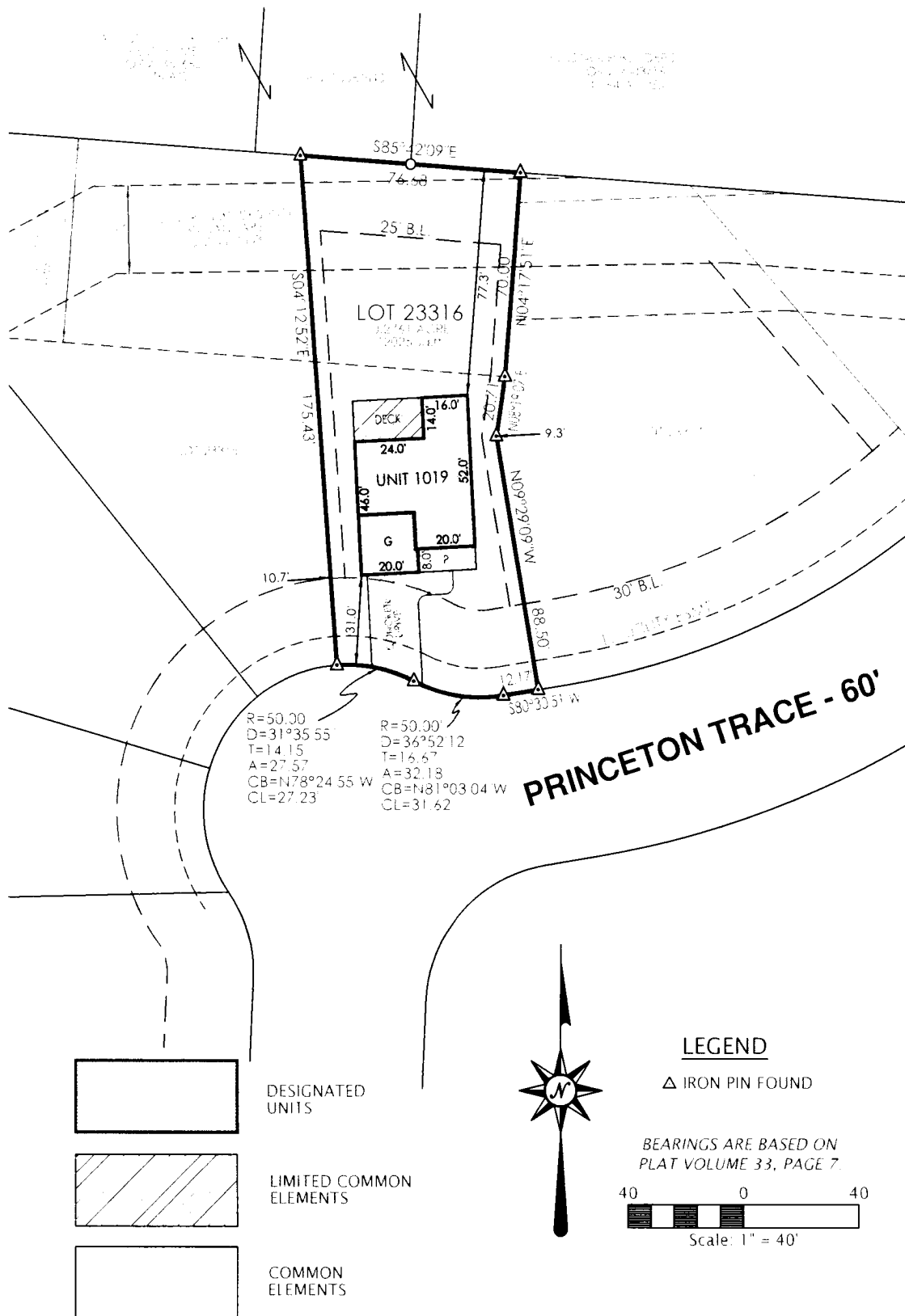
NOTARIAL PUBLIC: _____
COUNTY, OHIO

NOTARY PUBLIC: _____
COUNTY, OHIO

DATE: _____
FILED FOR RECORD: _____ DAY OF _____ 2022.
RECORDED IN VOLUME _____ PAGE _____
RICHLAND COUNTY RECORDERS



CONDOMINIUM PLAT
PRINCETON AND BARRINGTON CONDOMINIUM AMENDMENT 1
 LOT 23316 (UNIT 1019 PRINCETON TRACE), TOWER LAKES PHASE 4
 CITY OF MANSFIELD, WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO



PRINCETON AND BARRINGTON CONDOMINIUM AMENDMENT 1
LOT 23316 (UNIT 1019 PRINCETON TRACEL TOWER LAKES PHASE 4
CITY OF MANSFIELD, WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

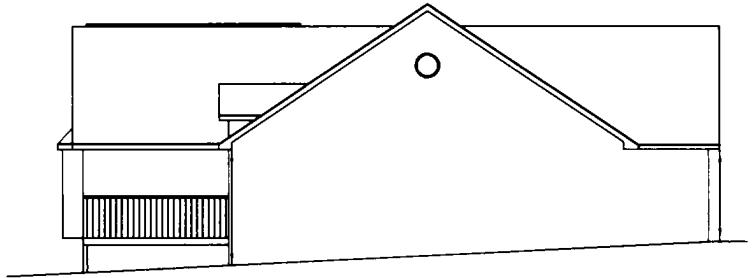
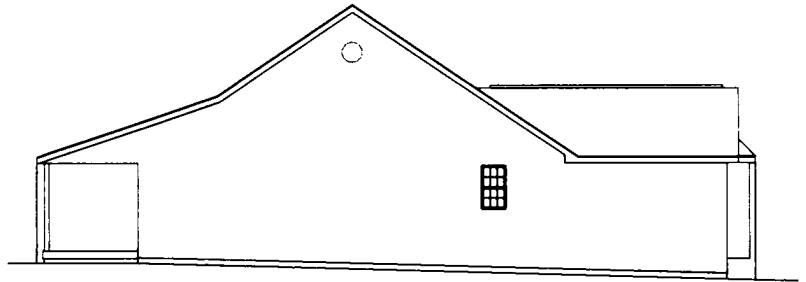
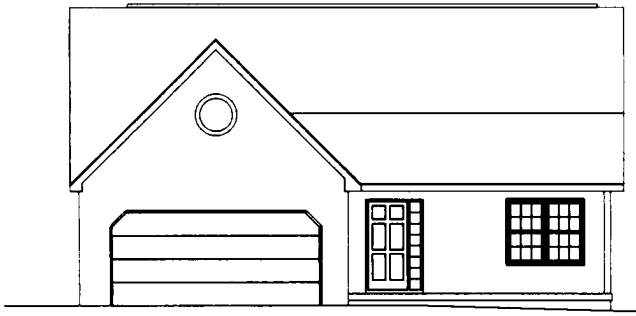


EXHIBIT C

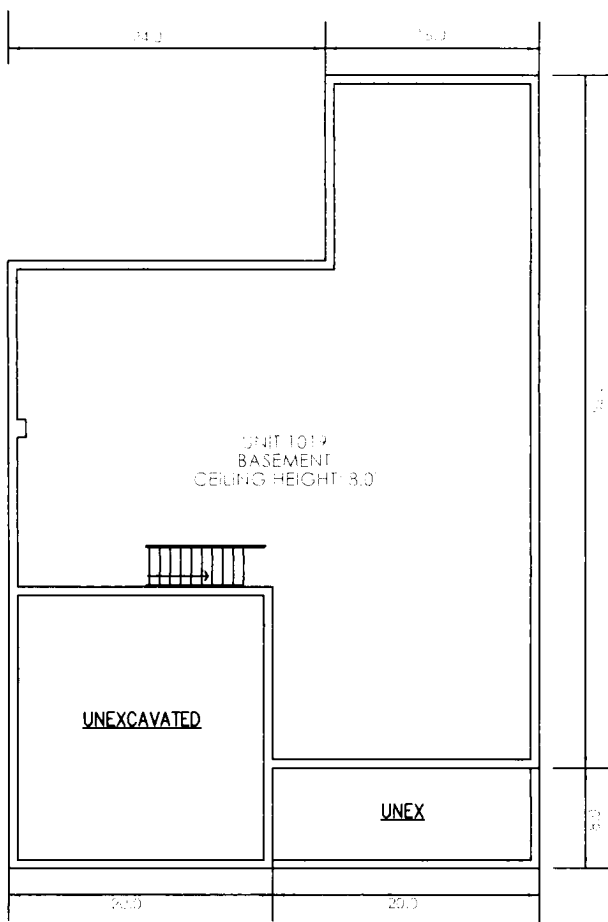
DECLARATION OF CONDOMINIUM

PRINCETON AND BARRINGTON CONDOMINIUM

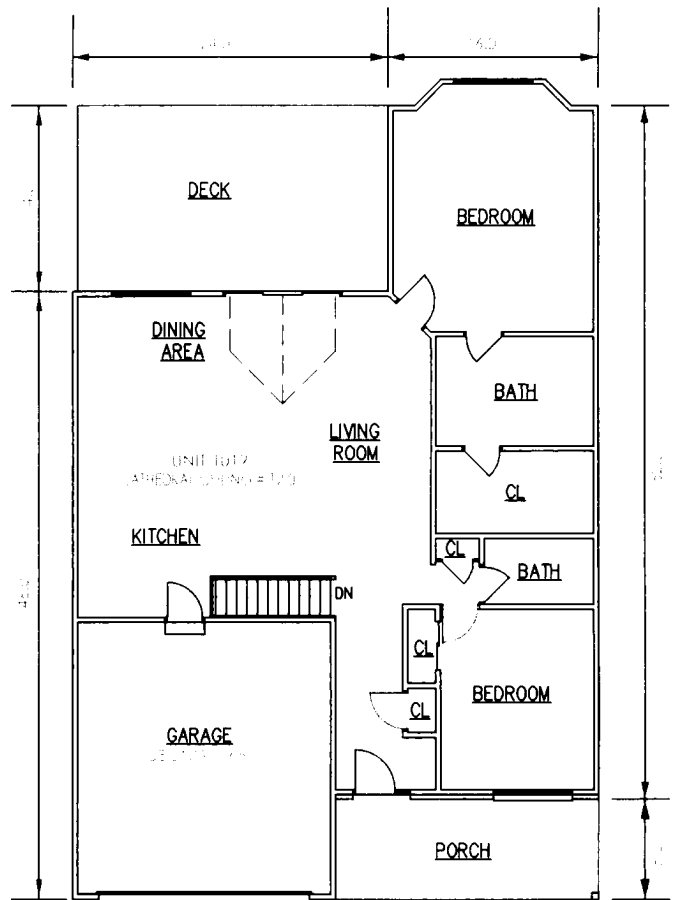
Unit Information

Unit Designation	Unit Address	Building Number	Par Value	Undivided Interest
1011	1011 Princeton Trace	1	1.00	1/3rd
1035	1035 Barrington Place	2	1.00	1/3rd
1019	1019 Princeton Trace	3	1.00	1/3rd
			Total:	3/3rds or 100%

CONDOMINIUM PLAT
PRINCETON AND BARRINGTON CONDOMINIUM AMENDMENT 1
LOT 23316 (UNIT 1019 PRINCETON TRACE), TOWER LAKES PHASE 4
CITY OF MANSFIELD, WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO



BASEMENT LEVEL FLOOR PLAN



FLOOR PLAN
CEILING'S ARE 8.0' UNLESS OTHERWISE SPECIFIED

MABEE & MILLS LLC
FILE/REESE

Inst #202200005688

EXHIBIT D