

SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
ESTATES AT TREMONT CLUB CONDOMINIUM

Condominium Plat
200801080003826
200801080003822
Pas: 11 \$104.00 T20080081586
01/08/2008 3:27PM BXLOVELAND
Robert G. Montgomery
Franklin County Recorder

This Second amendment to the Declaration of ESTATES AT TREMONT CLUB CONDOMINIUM is made on or as of this 3rd day of January 2008.

Recitals

A. Estates at Tremont Club Condominium ("the 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 Estates at Tremont Club Condominium ("the Declaration"), recorded as Instrument No. 200707240129358, and the Drawings thereof ("the Drawings"), recorded in Condominium Plat Book 189, Page 88, et seq. (Instrument No. 200707240129359), both of the records of the Recorder of Franklin County, Ohio.

B. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Declarant, Tremont Club, LLC, desires by this amendment to add 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 Article.

Declaration

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 amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described and correct the obvious factual and typographical errors, 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. A legal description of the portion of the property added hereby to the Condominium Property, consisting of 0.431 acres, more or less, and being a part of the Additional Property, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch plot plan of the property is attached hereto, marked "Exhibit B", and hereby made a part hereof. A location drawing showing the relationship of the property added hereby and the Condominium Property is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Estates at Tremont Club Condominium".

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby), including, but not limited to, being a community primarily for persons 55 years and older in accordance with the provisions of the Fair Housing Amendments Act, 42 U.S.C. §3601, et seq. (1988), as amended, and the exemption therefrom provided by 42 U.S.C. §3607(b)(2)(C), and the regulations thereunder, regarding discrimination based on familial status.

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains one (1) residential building containing four (4) dwelling units, adding a total of four (4), and expanding the Condominium to include a total of twenty-eight (28) dwelling units. The residential building is built on a poured

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Second Amendment to the Declaration for Estates at Tremont Club Condominium, together with the Second Amendment to the Drawings attached thereto, were filed with this office on Jan 8, 2007.

Franklin County Auditor

By Robert G. Montgomery
Deputy Auditor

TRANSFERRED

JAN 08 2008
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO. 198 PAGE 88-89

concrete wall foundation, with a wood frame, a vinyl siding and masonry façade exterior, and a dimensional shingle roof. The residential building contains one story dwelling units with each dwelling unit having an attached two-car garage and either an unenclosed covered porch or a screened or enclosed porch. The dwelling Units do not have basements. The principal materials of which the building is constructed are wood, glass, concrete, concrete block, vinyl, masonry, dimensional shingle, and drywall. The building added hereby is located as shown on the Second Amendment to the Drawings and on Exhibit B. Also on the Additional Property, added hereby, are private roadways, walkways, driveways, and green and open areas. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used, and architectural style and design to the improvements now a part of the Condominium Property.

6. Units. Unit Designations. Each of the dwelling units added to the Condominium hereby (called a "Unit") is legally designated on the Second Amendment to the Drawings filed simultaneously herewith, and attached hereto (although the same may be detached herefrom upon filing by the Franklin County Recorder and filed in separate records), labeled, "Drawings for Estates at Tremont Club Condominium Second Amendment," by a Unit designation, which is a number corresponding to the building number, a dash (-), and a number corresponding with the numerical portion of the street address. The Unit designation of each Unit added hereby is shown on the Second Amendment to the Drawings where that Unit is located. A listing of proper Unit designations of the Units added hereby (and the Unit designations of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof. The designations of the Units added hereby and of each Unit heretofore part of the Condominium along with their respective addresses is set forth on "Exhibit E" attached hereto and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Second Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Units in the Declaration. A description of each type of Unit is also set forth on the attachment hereto marked "Exhibit E", and hereby made a part hereof. The type of each Unit added hereby (and of each other Unit) is also shown on Exhibit D. Exhibit C to the Declaration contained an obvious factual and typographical error in that the Unit types of Unit located in Building 1 and 10 were incorrectly identified as shown in Recital C hereof. The correct Unit types are shown on Exhibit D hereof.

C. Unit Locations. The location of each Unit added hereby is shown on the Second Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Davidson Road, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property, which is hereby added hereto, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or in the Second Amendment to the Drawings as a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "limited common elements" on the Second Amendment to the Drawings, or so designated herein, are Limited Common Elements. These Limited Common Elements consist of a driveway area in front of that Unit's garage, an entryway stoop or porch (as shown on the Drawings and Exhibit B, attached hereto), and in some instances a patio area and the improvements within that area (except utility lines that serve another Unit and items and components that are defined as being part of a Unit) but including the patio pad. Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designed or designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on each Unit having an equal Par Value of one (1.00), and resulting in each Unit having an equal undivided interest, as shown on Exhibit D. This Exhibit D supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. 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 in the Common Elements of a Unit 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:

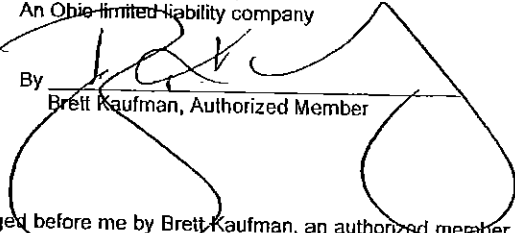
A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions and assessment plan set forth therein shall run with and bind 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 shall thereupon become mandatory members of the Declaration of Covenants, Easements, Restrictions, Assessments, and Assessment Liens for Tremont Club (Master) (the "Master Covenants") of record as Instrument No. 200707240129351, the Declaration of Covenants and Restrictions for the Tremont Club Community Authority, (The "Community Authority") of record as Instrument No. 200707160124132, and the Ansmil West Tax Increment Financing District (the "TIF District") in accordance with Ohio Revised Code Sections 5709.40, 5709.42, and 5790.43 pursuant to Ordinance Number 05-63 adopted by the City Council at the City of Hilliard, Ohio and recorded as Instrument No. 200707060118416, all of the Records of the Franklin County Recorder; and

C. in all other respects, all of 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 TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 3rd day of January, 2008.

TREMONT CLUB, LLC,
An Ohio limited liability company

By 
Brett Kaufman, Authorized Member

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Brett Kaufman, an authorized member of TREMONT CLUB, LLC, an Ohio limited liability company, on its behalf, this 3rd day of January, 2008.


Notary Public



PAMELA G DAVIS
Notary Public
In and for the State of Ohio
My Commission Expires
October 31, 2012

This instrument prepared by Jonathan E. Adkins, Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

EXHIBIT A

06235808

December 20, 2007

DECLARATION OF CONDOMINIUM ESTATES AT TREMONT CLUB CONDOMINIUM

Legal Description - Property Added
Second Amendment, 0.431 acre

Situated in the State of Ohio, County of Franklin, City of Hilliard, being in Virginia Military Survey Number 3002, containing 0.431 acre of land, more or less, said 0.431 acre being part of that 16.020 acre tract of land, referred to as PARCEL 1 as described in the deed to Tremont Club LLC., of record in Instrument Number 200707060118610, Recorder's Office, Franklin County, Ohio, said 0.431 acre tract, being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Davidson Road (80.00 feet in width) and Leap Road (60.00 feet in width): thence S84°03'15"W, with the centerline of said Davidson Road, a distance of 1034.24 feet to a point, thence S05°56'45"E, at right angles to the centerline of said Davidson Road, a distance of 40.00 feet to a 3/4-inch (I.D.) iron pipe found at the northwesterly corner of that 8.241 acre tract of land, described in the deed to Board of Education of the Hilliard City School District, of record in Instrument Number 200006080113939, said corner also being the northeasternmost corner of that 8.518 acre tract of land referred to as PARCEL 3 and described in the deed to Tremont Club LLC., of record in Instrument No. 200707060118610, both being of record in the Recorder's Office, Franklin County, Ohio; thence S05°56'45"E, with the westerly boundary of said 8.241 acre tract and with the easterly boundary of said 8.518 acre tract, a distance of 240.83 feet to a 3/4-inch (I.D.) iron pipe found, thence S39°15'57"E, with a southwesterly line of said 8.241 acre tract, with in part, a northeasterly line of said 8.518 acre tract and with a northeasterly line Estates at Tremont Club Condominium (3.107 acres) as the same is designated and delineated upon recorded plat of record Condominium Plat Book 189, Page 88, Recorder's Office, Delaware County, Ohio, a distance of 295.75 feet to a 3/4-inch (I.D.) iron pipe found; thence with the northeasterly and southeasterly boundary of said Estates at Tremont Club Condominium (3.107 acres), the following two (2) courses and distance:

- 1). S04°27'17"W, a distance of 64.23 feet to a point;
- 2). S39°15'42"E, a distance of 125.33 feet to the true point of beginning in a south easterly corner of said Estates at Tremont Club Condominium (3.107 acres);

Thence, from said true point of beginning S39°15'42"E, through said PARCEL 1, a distance of 149.05 feet to a point;

Thence S50°44'18"W, through said PARCEL 1, a distance of 126.00 feet to a point in the easterly line of Estates of Tremont Club Condominium First Amendment (0.466 acre) as the same is designated and delineated upon the recorded plat of record in Condominium Plat Book 194, Page 4, Recorder's Office, Franklin County, Ohio;

Thence N39°15'42"W with a northeasterly line of said First Amendment, (0.466 acre) and with a northeasterly line of said Estates of Tremont Club Condominium (3.107 acres), a distance of 149.05 feet to a point at a southeasterly corner of said Estates at Tremont Club Condominium (3.107 acres);

Thence N50°44'18"E, with a southeasterly line of said Estates at Tremont Club Condominium (3.107 acres), a distance of 126.00 feet to the true point of beginning and containing 0.431 acre of land, more or less.

EXHIBIT A (Continued)

06235808

December 20, 2007

DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Legal Description - Property Added
Second Amendment, 0.431 acre
(continued)

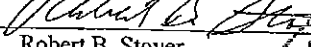
Subject, however, to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field surveys conducted by Bauer, Davidson & Merchant, Inc., in June 2006 and August 2007.

Iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #1.

The bearings referred to in this description correspond to the bearing of N84°03'15"E for the southerly right of way line for Davidson Road as it is shown and delineated upon said deed to Tremont Club LLC., of record in Instrument No. 200707060118610, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By 
Robert B. Stover
Professional Surveyor No. 7244

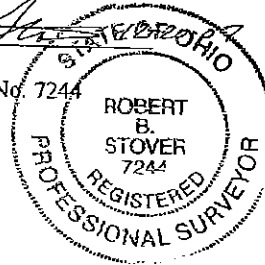


EXHIBIT D

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Unit Information

I. EXISTING UNITS:

<u>Unit Designation</u>	<u>Address</u>	<u>Unit Type</u>	<u>Basement</u>	<u>Par Value</u>	<u>Undivided Interest</u>
1-4770	4770 Club Park Drive ⁽¹⁾ ✓	Encore B	YES	1.00	1/28th
1-4772	4772 Club Park Drive ⁽¹⁾ ✓	Grand	YES	1.00	1/28th
1-4774	4774 Club Park Drive ⁽¹⁾ ✓	Encore A	YES	1.00	1/28th
1-4776	4776 Club Park Drive ⁽¹⁾ ✓	Signature	YES	1.00	1/28th
2-4762	4762 Club Park Drive ⁽¹⁾ ✓	Encore B	NO	1.00	1/28th
2-4764	4764 Club Park Drive ✓	Grand	NO	1.00	1/28th
2-4766	4766 Club Park Drive ⁽¹⁾ ✓	Encore A	NO	1.00	1/28th
2-4768	4768 Club Park Drive ⁽¹⁾ ✓	Signature	NO	1.00	1/28th
10-4751	4751 Club Park Drive	Encore B	NO	1.00	1/28th
10-4755	4755 Club Park Drive	Grand	NO	1.00	1/28th
10-4682	4682 Prestige Lane ⁽¹⁾ ✓	Encore A	NO	1.00	1/28th
10-4684	4684 Prestige Lane ⁽¹⁾ ✓	Signature	NO	1.00	1/28th
11-4697	4697 Prestige Lane	Grand	YES	1.00	1/28th
11-4735	4735 Club Park Drive	Signature	YES	1.00	1/28th
11-4699	4699 Prestige Lane ✓	Encore B	YES	1.00	1/28th
11-4733	4733 Club Park Drive ⁽¹⁾ ✓	Encore A	YES	1.00	1/28th
12-4689	4689 Prestige Lane ⁽¹⁾ ✓	Encore A	NO	1.00	1/28th
12-4691	4691 Prestige Lane ⁽¹⁾ ✓	Signature	NO	1.00	1/28th
12-4693	4693 Prestige Lane ⁽¹⁾ ✓	Encore B	NO	1.00	1/28th
12-4695	4695 Prestige Lane ✓	Grand	NO	1.00	1/28th
13-4681	4681 Prestige Lane ⁽¹⁾ ✓	Grand	YES	1.00	1/28th
13-4683	4683 Prestige Lane ⁽¹⁾ ✓	Encore B	YES	1.00	1/28th
13-4685	4685 Prestige Lane ⁽¹⁾ ✓	Signature	YES	1.00	1/28th
13-4687	4687 Prestige Lane ⁽¹⁾ ✓	Encore A	YES	1.00	1/28th

II. UNITS ADDED HEREBY:

<u>Unit Designation</u>	<u>Address</u>	<u>Unit Type</u>	<u>Basement</u>	<u>Par Value</u>	<u>Undivided Interest</u>
9-4743	4743 Club Park Drive ✓	Signature	NO	1.00	1/28th
9-4747	4747 Club Park Drive ⁽¹⁾ ✓	Grand	NO	1.00	1/28th
9-4678	4678 Prestige Lane ⁽¹⁾ ✓	Signature	NO	1.00	1/28th
9-4680	4680 Prestige Lane ⁽¹⁾ ✓	Signature	NO	1.00	1/28th

TOTAL 28/28ths
or 100.000%

⁽¹⁾ Unit with a screened or enclosed porch

EXHIBIT E

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Unit Types

<u>Type</u>	<u>Description</u>
Encore A	Two story Unit containing a kitchen, laundry room, two bedrooms, two full bathrooms, living room, dining area, and an attached two car garage at street level, a loft or third bedroom and mechanical/storage room (a portion of which may be converted into a bathroom) on the partial second floor, and contains approximately 2,170 gross interior square feet. ⁽¹⁾ In addition, each Unit contains a unenclosed covered porch adding an additional approximately 145 gross interior square feet, which may optionally be screened or enclosed in which case adds an additional approximately 136 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 1,215 gross interior square feet.
Encore B	Two story Unit containing a kitchen, laundry room, two bedrooms, two full bathrooms, living room, dining area, and an attached two car garage at street level, a loft or third bedroom and mechanical/storage room on the partial second floor, and contains approximately 2,085 gross interior square feet. ⁽¹⁾ In addition, each Unit contains a unenclosed covered porch adding an additional approximately 145 gross interior square feet, which may optionally be screened or enclosed in which case adds an additional approximately 136 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 1,215 gross interior square feet.
Signature	Ranch style Unit containing a kitchen, laundry room, two bedrooms, two full bathrooms, living room, dining area, and an attached two car garage at street level, and contains approximately 1,789 gross interior square feet. ⁽¹⁾ In addition, each Unit contains a unenclosed covered porch adding an additional approximately 147 gross interior square feet, which may optionally be screened or enclosed in which case adds an additional approximately 139 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 1,210 gross interior square feet.
Grand	Ranch style Unit containing a kitchen, laundry room, three bedrooms, two full bathrooms, living room, dining area, and an attached two car garage at street level, and contains approximately 1,998 gross interior square feet. ⁽¹⁾ In addition, each Unit contains a unenclosed covered porch adding an additional approximately 142 gross interior square feet, which may optionally be screened or enclosed in which case adds an additional approximately 132 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 1,414 gross interior square feet.
Retreat	One and one-half story Unit containing a kitchen, laundry room, two full bathrooms, living room, dining area, master bedroom, auxiliary bedroom, and an attached two car garage at street level, a loft area on the partial second floor and contains approximately 2,257 gross interior square feet. ⁽¹⁾ In addition, each Unit contains a unenclosed covered porch adding an additional approximately 100 gross interior square feet, which may optionally be screened or enclosed in which case adds an additional approximately 95 gross interior square feet. In addition, some Units may have an optional partial basement containing an additional approximately 1,382 gross interior square feet.
Manor	Two story Unit containing a kitchen, laundry room, two bedrooms, one and one-half bathrooms, living room, dining area and two car garage at street level, one bedroom, a bedroom/bonus room and a full bathroom on the second floor and containing approximately 2,140 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional screened or enclosed porch containing an additional approximately 100 gross interior square feet. In addition, some Units may have an optional partial basement containing an additional approximately 1,053 gross interior square feet.
Chateau	Two story Unit containing a kitchen, laundry room, two bedrooms, two full bathrooms, living room, dining area and two car garage at street level, bonus room/loft area, bedroom and full bathroom on the partial second floor and containing approximately 2,302 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional screened or enclosed porch containing an additional approximately 104 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 1,313 gross interior square feet.

EXHIBIT E (Continued)

SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Unit Types

<u>Type</u>	<u>Description</u>
Villa	One or one and one-half story Unit containing a kitchen, laundry room, two bedrooms, two full bathrooms, living room, dining area and two car garage at street level, and containing approximately 1,760 gross interior square feet. ⁽¹⁾ In addition, some Units may also have an optional screened or enclosed porch containing an additional approximately 104 gross interior square feet. Some Units may also have a bedroom, loft, and a full bathroom on a partial second floor containing an additional approximately 609 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 1,274 gross interior square feet.
Legend	Two story Unit containing a master bedroom, master bathroom, kitchen, laundry room, half bathroom, living room, dining area and a two car garage at street level, two bedrooms and two full bathrooms on the second floor and contains approximately 1,929 gross interior square feet. ⁽¹⁾ In addition, some Units may have an unfinished space or finished bonus room containing either an additional approximately 307 or an additional approximately 361 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 104 gross interior square feet. In addition, some Units may have an optional basement containing an additional approximately 955 gross interior square feet.
Legacy	Two story Unit containing a kitchen, laundry room, half bath, living room with fireplace, dining area and an attached one car garage at street level, two bedrooms and two full bathrooms on the second floor and contains approximately 1,581 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing one or more rooms and an additional 654 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 99 gross interior square feet.
Legacy II	Two story Unit containing a kitchen, laundry room, half bath, living room with fireplace, dining area and an attached two car garage at street level, two bedrooms and two full bathrooms on the second floor and contains approximately 1,744 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing one or more rooms and an additional 625 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 99 gross interior square feet.
Classic	One and one-half story Unit containing a kitchen, laundry room, two full bathrooms, living room with fireplace, dining area, master bedroom, auxiliary bedroom, and an attached two car garage at street level, a loft area on the partial second floor and contains approximately 2,205 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing one or more rooms and an additional 934 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 99 gross interior square feet.
Heritage	Two story Unit containing a kitchen, laundry room, half bath, living room with fireplace, dining area and an attached two car garage at street level, three bedrooms and two full bathrooms on the second floor and contains approximately 1,994 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing one or more rooms and an additional 760 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 99 gross interior square feet.
Tradition	Two story Unit containing a kitchen, laundry room, half bath, living room with fireplace, dining area and an attached two car garage at street level, three bedrooms and two full bathrooms on the second floor and contains approximately 1,970 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing one or more rooms and an additional 486 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 99 gross interior square feet.

EXHIBIT E (Continued)
SECOND AMENDMENT
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Unit Types

<u>Type</u>	<u>Description</u>
Estate	Two story Unit containing a kitchen, laundry room, one and one-half baths, living room with fireplace, dining area, master bedroom, and an attached two car garage at street level, two bedrooms, one full bathroom, and a finished or unfinished attic storage space on the second floor and contains approximately 2,420 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing one or more rooms and an additional 701 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 99 gross interior square feet.
Regent	Two story Unit containing a kitchen, laundry room, half bathroom, living room, dining area and an attached two car garage at street level, two bedrooms, two full bathrooms on the second floor, and contains approximately 1,694 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional basement containing additional approximately 580 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 104 gross interior square feet. Some Units may have an optional unfinished storage area on the second floor containing an additional approximately 160 gross interior square feet. Some Units may have an optional bonus finished room over the garage in lieu of the unfinished storage area.
Gentry	Two story Unit containing a kitchen, laundry room, half bathroom, living room, dining area and a one car garage at street level, two bedrooms, two full bathrooms, and contains approximately 1,464 gross interior square feet. ⁽¹⁾ In addition, some Units may have an optional partial basement containing an additional 580 gross interior square feet. Some Units may also have an optional screened or enclosed porch containing an additional 104 gross interior square feet. Some Units may have an optional unfinished storage area on the second floor containing an additional approximately 292 gross interior square feet. Some Units may have an optional bonus finished room over the garage in lieu of the unfinished storage area.

⁽¹⁾ NOTE: Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from the undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids, as well as space in the garage. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes. In addition, Units may have different interior layouts and exterior elevations.