

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

CONDO PLAT 200902020012635



200902020012630
Pgs: 11 \$104.00 T20090006013
32/02/2009 2:45PM BXLOVELAND
Robert G. Montgomery
Franklin County Recorder

This Fourth Amendment to the Declaration of Estates at Tremont Club Condominium is made on or as of this 23rd day of January, 2009.

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, and all amendments thereto.

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 1.026 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 two (2) residential buildings containing four (4) dwelling units each, adding a total of eight (8) dwelling units, and expanding the Condominium to include a total of forty (40) dwelling units. The residential buildings are built on poured concrete wall foundation, with wood frames, vinyl siding and masonry façade exteriors, and dimensional shingle roofs. The residential buildings contain one story and two story dwelling units with each dwelling unit having an attached two-car garage, and either an enclosed or unenclosed covered porch. Some dwelling units have basements. The principal materials of which the buildings are constructed are wood, glass, concrete, concrete block, vinyl, masonry, dimensional shingle, and drywall.

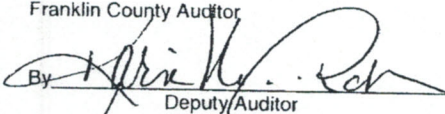
(Continued next page)

CERTIFICATE OF AUDITOR

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

2 February, 2009
TRANSFERRED

Franklin County Auditor

By 
Deputy Auditor

FEB 02 2009

JOSEPH W. TELSA
AUDITOR
FRANKLIN COUNTY, OHIO

The buildings added hereby are located as shown on the Fourth 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.

A. Unit Designations. Each of the dwelling units added to the Condominium hereby (called a "Unit") is legally designated on the Fourth 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 Fourth 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 Fourth 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.

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 Fourth 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.

C. Unit Locations. The location of each Unit added hereby is shown on the Fourth 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 Fourth 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 Fourth 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/yard 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 interests 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;

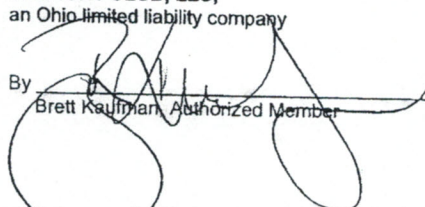
B. the owner or owners of the added portion shall thereupon become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members, and shall thereupon become mandatory members of the Declaration of Covenants, Easements, Restrictions, 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 23rd day of January, 2009.

TREMONT CLUB, LLC,
an Ohio limited liability company

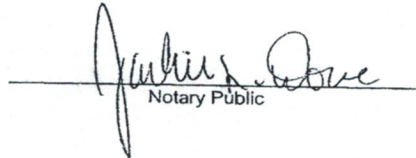
By 
Brett Kaufman, Authorized Member

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 23rd day of January, 2009.



JACKIE L. DOVE
Notary Public
In and for the State of Ohio
My Commission Expires
11/16/10


Notary Public

This instrument prepared by Steven C. Leidinger, Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

EXHIBIT "A"
ESTATES AT TREMONT CLUB CONDOMINIUM
FOURTH AMENDMENT

Situated in the State of Ohio, County of Franklin, City of Hilliard, located in Virginia Military Survey Number 3002 being out of the remainder of that 16.020 acre tract conveyed to Tremont Club, LLC by deed of record in Instrument Number 200707060118610 (all references refer to the record of the Recorder's Office, Franklin County, Ohio), and being more particularly bounded and described as follows:

BEGINNING a southwesterly corner of "Estates at Tremont Club Condominium Second Amendment" of record in Condominium Plat Book 198, Page 88, in a northeasterly line of "Estates at Tremont Club Condominium First Amendment" of record in Condominium Plat Book 194, Page 4;

thence North 50° 44' 18" East, with a southeasterly line of said "Estates at Tremont Club Condominium Second Amendment", a distance of 126.00 feet to a point at a southeasterly corner thereof;

thence across said 16.020 acre tract, the following courses and distances:

South 39° 15' 42" East, a distance of 283.31 feet to a point;

South 19° 36' 34" West, a distance of 131.93 feet to a point;

North 60° 52' 12" West, a distance of 89.78 feet to a point; and

North 39° 15' 42" West, a distance of 197.27 feet to a point in the southerly line of said "Estates at Tremont Club Condominium First Amendment";

thence North 50° 44' 18" East, with the southerly line of said "Estates at Tremont Club Condominium First Amendment", a distance of 20.00 feet to a southeasterly corner thereof;

thence North 39° 15' 42" West, with a northeasterly line of said "Estates at Tremont Club Condominium First Amendment", a distance of 70.78 feet to the POINT OF BEGINNING, and containing 1.026 acre of land, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System-South Zone as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 6652 RESET and FCGS 0005 RESET, having a bearing of North 84° 03' 15" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250





Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

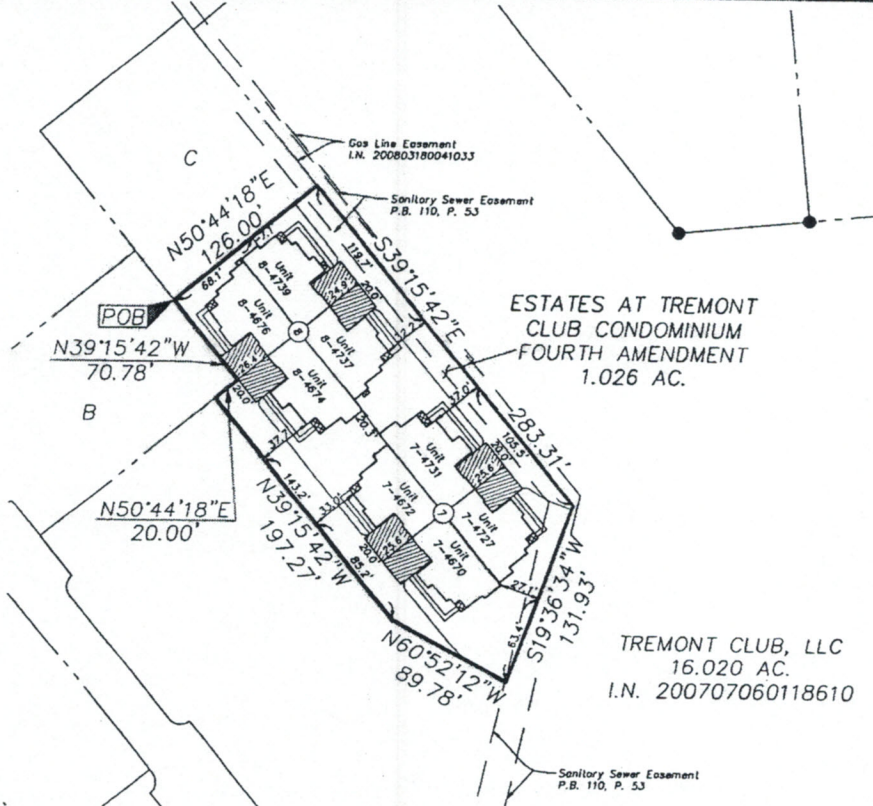
EXHIBIT "B"
ESTATES AT TREMONT CLUB CONDOMINIUM
FOURTH AMENDMENT
DECLARATION OF CONDOMINIUM

Date: December 11, 2008

Job No. 2008-2149

Scale: 1" = 100'

M C M X X V



TREMONT CLUB, LLC
 16.020 AC.
 I.N. 200707060118610

LEGEND

Areas not designated as units or limited common elements are common elements.

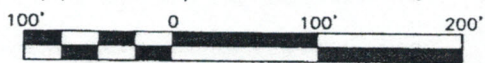
= Driveway Limited Common Element

= Limited Common Element

7-4670 = Unit Designation

- = Stone Found
- = Monument Found
- = Iron Pin Found
- = Iron Pin Set
- = Mag. Nail Found
- = Mag. Nail Set
- = Railroad Spike Found
- = Railroad Spike Set
- = P.K. Nail Found

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE
(IN FEET)

- A ESTATES AT TREMONT CLUB CONDOMINIUM C.P.B. 189, P. 88
- B ESTATES AT TREMONT CLUB CONDOMINIUM FIRST AMENDMENT C.P.B. 194, P. 4
- C ESTATES AT TREMONT CLUB CONDOMINIUM SECOND AMENDMENT C.P.B. 198, P. 88
- D ESTATES AT TREMONT CLUB CONDOMINIUM THIRD AMENDMENT C.P.B. 203, P. 1

BASIS OF BEARINGS:
 Bearings are based on the Ohio State Plane Coordinate System—South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 6652 RESET & FCGS 0005 RESET, having a bearing of North 84° 03' 15" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

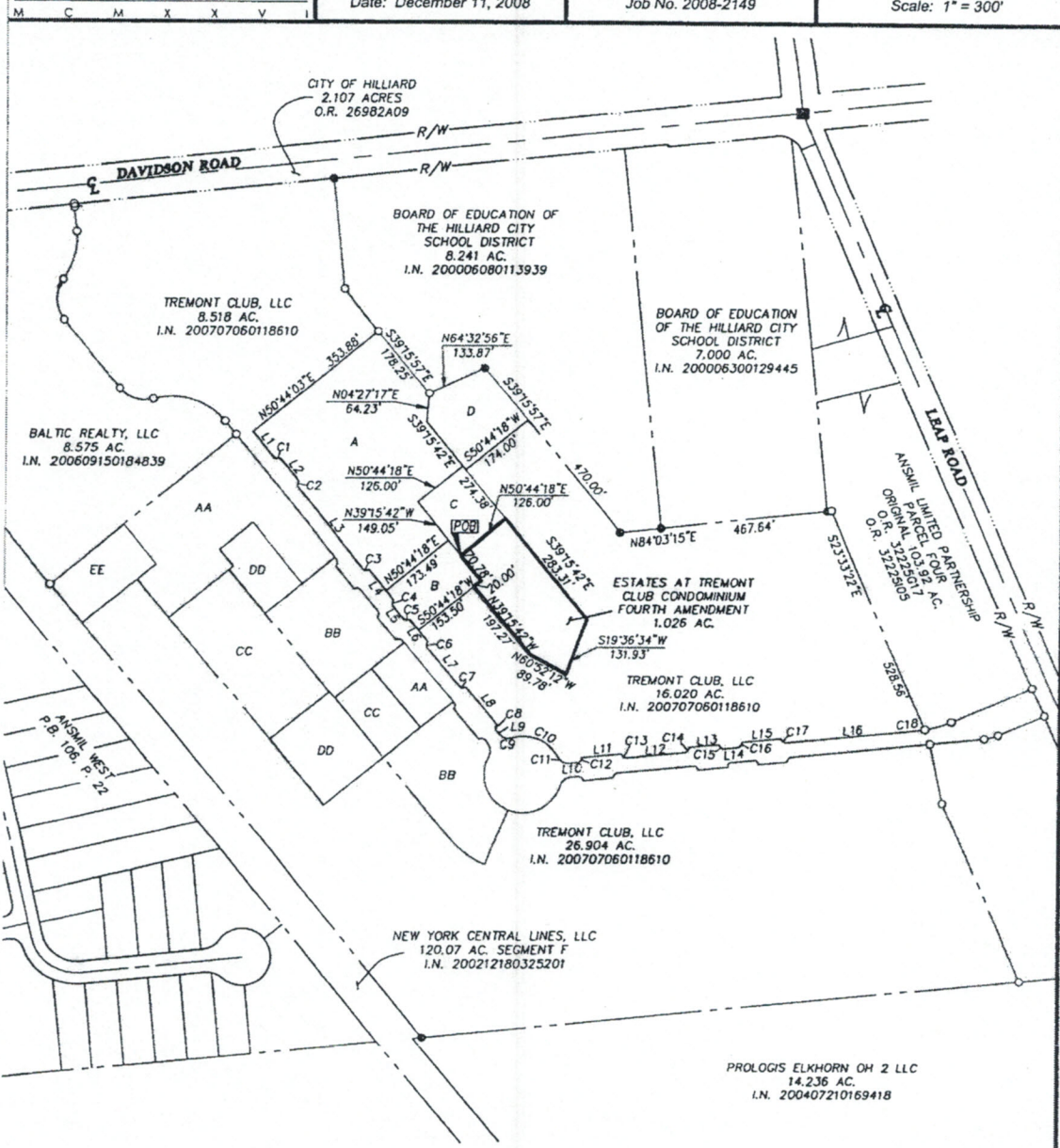
EXHIBIT "C"

ESTATES AT TREMONT CLUB CONDOMINIUM FOURTH AMENDMENT PLOT PLAN, ENTIRE TRACT

Date: December 11, 2008

Job No. 2008-2149

Scale: 1" = 300'



LEGEND

- = Stone Found
 - = Monument Found
 - = Iron Pin Found
 - = Iron Pin Set
 - = Mag. Nail Found
 - = Mag. Nail Set
 - ▲ = Railroad Spike Found
 - △ = Railroad Spike Set
 - ◆ = P.K. Nail Found
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

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GRAPHIC SCALE
(IN FEET)

EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

EXHIBIT "C"
ESTATES AT TREMONT CLUB CONDOMINIUM
FOURTH AMENDMENT
PLOT PLAN, ENTIRE TRACT

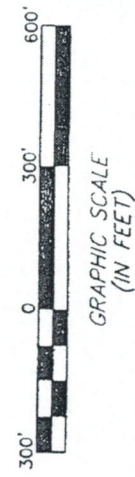
Date: December 11, 2008
 Scale: 1" = 300'
 Job No: 2008-2149

- A ESTATES AT TREMONT CLUB CONDOMINIUM C.P.B. 189, P. 88
- B ESTATES AT TREMONT CLUB CONDOMINIUM FIRST AMENDMENT C.P.B. 194, P. 4
- C ESTATES AT TREMONT CLUB CONDOMINIUM SECOND AMENDMENT C.P.B. 188, P. 88
- D ESTATES AT TREMONT CLUB CONDOMINIUM THIRD AMENDMENT C.P.B. 203, P. 1

- AA VILLAGE AT TREMONT CLUB CONDOMINIUM C.P.B. 190, P. 1
- BB VILLAGE AT TREMONT CLUB CONDOMINIUM FIRST AMENDMENT C.P.B. 193, P. 34
- CC VILLAGE AT TREMONT CLUB CONDOMINIUM SECOND AMENDMENT C.P.B. 196, P. 27
- DD VILLAGE AT TREMONT CLUB CONDOMINIUM THIRD AMENDMENT C.P.B. 201, P. 32
- EE VILLAGE AT TREMONT CLUB CONDOMINIUM FOURTH AMENDMENT C.P.B. 205, P. 35

LINE	BEARING	DISTANCE
L1	S39°15'42"E	72.48'
L2	S39°15'42"E	66.04'
L3	S39°15'42"E	227.48'
L4	N39°15'42"W	88.00'
L5	S39°15'42"E	35.00'
L6	N39°15'42"W	66.00'
L7	S39°15'42"E	111.00'
L8	N39°15'42"W	710.00'
L9	S39°15'42"E	9.86'
L10	N84°26'07"E	19.16'
L11	N84°26'07"E	88.05'
L12	N84°26'07"E	128.98'
L13	N84°26'07"E	66.05'
L14	N84°26'07"E	30.74'
L15	N84°26'07"E	88.05'
L16	N84°26'07"E	288.50'

CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	90°00'00"	10.00'	15.71'	S84°15'42"E	14.14'
C2	93°01'01"	9.50'	15.42'	S07°14'49"W	13.78'
C3	90°00'00"	10.00'	15.71'	S84°15'42"E	14.14'
C4	90°00'00"	10.00'	15.71'	S05°44'18"W	14.14'
C5	90°00'00"	10.00'	15.71'	S84°15'42"E	14.14'
C6	90°00'00"	10.00'	15.71'	S05°44'18"W	14.14'
C7	90°00'00"	10.00'	15.71'	S84°15'42"E	14.14'
C8	90°00'00"	10.00'	15.71'	S05°44'18"W	14.14'
C9	68°06'58"	25.00'	29.72'	S73°19'11"E	28.00'
C10	79°55'45"	85.00'	118.58'	N67°24'47"W	109.19'
C11	68°06'58"	25.00'	29.72'	S61°30'24"E	28.00'
C12	93°01'01"	9.50'	15.42'	N37°55'37"E	13.78'
C13	93°01'01"	9.50'	15.42'	N37°55'37"E	13.78'
C14	93°01'01"	9.50'	15.42'	N37°55'37"E	13.78'
C15	93°01'01"	9.50'	15.42'	N37°55'37"E	13.78'
C16	93°01'01"	9.50'	15.42'	N37°55'37"E	13.78'
C17	93°01'01"	9.50'	15.42'	N37°55'37"E	13.78'
C18	04°21'15"	249.50'	18.96'	N82°15'29"E	18.96'



Schottenstein Real Estate Group / Estates at Tremont Club Condominium / 2008-2149 / 82149cd

EXHIBIT D

FOURTH 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	1/40th
1-4772	4772 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/40th
1-4774	4774 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/40th
1-4776	4776 Club Park Drive ⁽¹⁾	Signature	YES	1.00	1/40th
2-4762	4762 Club Park Drive ⁽¹⁾	Encore B	NO	1.00	1/40th
2-4764	4764 Club Park Drive	Grand	NO	1.00	1/40th
2-4766	4766 Club Park Drive ⁽¹⁾	Encore A	NO	1.00	1/40th
2-4768	4768 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/40th
10-4751	4751 Club Park Drive	Encore B	NO	1.00	1/40th
10-4755	4755 Club Park Drive	Grand	NO	1.00	1/40th
10-4682	4682 Prestige Lane ⁽¹⁾	Encore A	NO	1.00	1/40th
10-4684	4684 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/40th
11-4697	4697 Prestige Lane	Grand	YES	1.00	1/40th
11-4735	4735 Club Park Drive	Signature	YES	1.00	1/40th
11-4699	4699 Prestige Lane	Encore B	YES	1.00	1/40th
11-4733	4733 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/40th
12-4689	4689 Prestige Lane ⁽¹⁾	Encore A	NO	1.00	1/40th
12-4691	4691 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/40th
12-4693	4693 Prestige Lane ⁽¹⁾	Encore B	NO	1.00	1/40th
12-4695	4695 Prestige Lane	Grand	NO	1.00	1/40th
13-4681	4681 Prestige Lane ⁽¹⁾	Grand	YES	1.00	1/40th
13-4683	4683 Prestige Lane ⁽¹⁾	Encore B	YES	1.00	1/40th
13-4685	4685 Prestige Lane ⁽¹⁾	Signature	YES	1.00	1/40th
13-4687	4687 Prestige Lane ⁽¹⁾	Encore A	YES	1.00	1/40th
9-4743	4743 Club Park Drive	Signature	NO	1.00	1/40th
9-4747	4747 Club Park Drive ⁽¹⁾	Grand	NO	1.00	1/40th
9-4678	4678 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/40th
9-4680	4680 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/40th
3-4760	4760 Club Park Drive ⁽¹⁾	Signature	YES	1.00	1/40th
3-4758	4758 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/40th
3-4756	4756 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/40th
3-4754	4754 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/40th

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>
7-4672	4672 Prestige Lane ⁽¹⁾	Signature	YES	1.00	1/40th
7-4670	4670 Prestige Lane ⁽¹⁾	Encore A	YES	1.00	1/40th
7-4731	4731 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/40th
7-4727	4727 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/40th
8-4739	4739 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/40th
8-4676	4676 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/40th
8-4737	4737 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/40th
8-4674	4674 Prestige Lane ⁽¹⁾	Grand	NO	1.00	1/40th

**TOTAL 40/40ths
or 100.000%**

⁽¹⁾ Unit with a screened or enclosed porch

EXHIBIT E
FOURTH 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)

FOURTH 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)
FOURTH 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.