

FOR REFERENCE PLEASE SEE  
CONDOMINIUM PLAT BOOK NO. 211 PAGE 50-52



200908070116147  
Pg. 12 \$112.00 T20090043B40  
08/07/2009 2:14PM BX.LOVELAND  
Robert G. Montgomery  
Franklin County Recorder

200908070116152

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

This Sixth Amendment to the Declaration of Estates at Tremont Club Condominium is made on or as of this 30th day of July, 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 property added hereby to the Condominium Property, consisting of 1.181 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

(Continued next page)

CERTIFICATE OF AUDITOR

A copy of this Sixth Amendment to the Declaration for Estates at Tremont Club Condominium and a copy of the Sixth Amendment to the Drawings were filed with this office on Aug 7th, 2009.

Franklin County Auditor

*Sharon Kristian*  
Deputy Auditor

TRANSFERRED

AUG 07 2009

AUDITOR  
FRANKLIN COUNTY, OHIO

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 fifty-six (56) dwelling units. The residential buildings are built on poured concrete wall foundations, with wood frames, vinyl siding and masonry façade exteriors, and dimensional shingle roofs. The residential buildings contain a combination of one story and two story dwelling units with each dwelling unit having an attached two-car garage, a basement, and an enclosed or screened porch. The principal materials of which the buildings are constructed are wood, glass, concrete, concrete block, vinyl, masonry, dimensional shingle, and drywall.

The buildings added hereby are located as shown on the Sixth 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 Sixth Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Drawings for Estates at Tremont Club Condominium Sixth 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 of that Unit. The Unit designation of each Unit added hereby is shown on the Sixth 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 Sixth 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 Sixth Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access to Common Elements leading directly to a perpetual nonexclusive easement across a private road to be owned by the Masler Association and leading to and from 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 Sixth 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 Sixth 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 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:

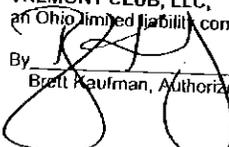
A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions 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 (i) become members of the Estates at Tremont Club Condominium Association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members, (ii) become subject to the Declaration of Covenants, Easements, Restrictions, Assessments, and Assessment Liens for Tremont Club (Master) (the "Master Covenants") of record as Instrument No. 200707240129351, records of the Franklin County Recorder, (iii) become members of the Tremont Club Master Association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members, (iv) become subject to the Declaration of Covenants and Restrictions for the Tremont Club Community Authority, (The "Community Authority") of record as Instrument No. 200707160124132, records of the Franklin County Recorder, and (v) become subject to 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, 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.

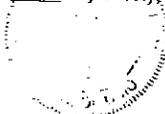
IN TESTIMONY WHEREOF, the undersigned has executed and acknowledged this instrument this 30<sup>th</sup> day of July, 2009.

TREMONT CLUB, LLC,  
an Ohio limited liability company

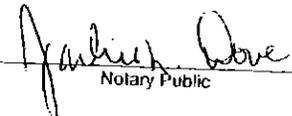
By   
Brett Kaufman, Authorized Member

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 30<sup>th</sup> day of July, 2009.



James Dove  
Notary Public  
in and for the State of Ohio  
My Commission Expires  
11/16/10

  
Notary Public

This instrument prepared by Calvin T. Johnson, Jr., Attorney at Law, Loveland & Brosius, LLC, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215.

06235818

July 29, 2009

EXHIBIT A  
DECLARATION OF CONDOMINIUM  
ESTATES AT TREMONT CLUB CONDOMINIUM

Legal Description - Property Added  
Sixth Amendment, 1.181 acres

Situated in the State of Ohio, County of Franklin, City of Hilliard, being in Virginia Military Survey Number 3002, containing 1.181 acres of land, more or less, said 1.181 acres 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 1.181 acre tract, being more particularly described as follows:

Beginning at the easternmost corner of Estates at Tremont Club Condominium Second Amendment (0.431 acre) as the same is designated and delineated upon the recorded drawings of record in Condominium Plat Book 198, Page 88, the same being the northernmost corner of Estates at Tremont Club Condominium Fourth Amendment (1.026 acres) as the same is designated and delineated upon the recorded drawing of record in Condominium Plat Book 209, Page 7, both being of record in the Recorder's Office, Franklin County, Ohio;

Thence N50°44'18"E, a distance of 174.41 feet to a 3/4-inch (I.D.) iron pipe found in a southwesterly line of that 8.241 acre tract of land described in the deed to Board of Education of the Hilliard School District, of record in Instrument No. 200006080113939, Recorder's Office, Franklin County, Ohio, said iron pipe also being in a northeasterly line of said PARCEL 1;

Thence S39°15'57"E, with the southwesterly line of said 8.241 acre tract and with the northeasterly line of said PARCEL 1, a distance of 181.16 feet to a 3/4-inch (I.D.) iron pipe found;

Thence N84°03'15"E, with the southerly line of said 8.241 acre tract and with the northerly line of said PARCEL 1, a distance of 21.85 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S05°33'53"E, a distance of 171.97 feet to a point;

Thence S84°26'07"W, a distance of 105.62 feet to a point;

Thence S19°36'34"W, a distance of 10.98 feet to the easternmost corner of said Fourth Amendment (1.026 acres);

Thence N39°15'42"W, with the northeasterly line of said Fourth Amendment (1.026 acres), a distance of 283.31 feet to the point of beginning and containing 1.181 acres of land, more or less.

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

06235818

July 29, 2009

EXHIBIT A  
DECLARATION OF CONDOMINIUM  
ESTATES AT TREMONT CLUB CONDOMINIUM

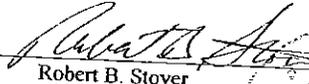
Legal Description - Property Added  
Sixth Amendment, 1.181 acres  
(continued)

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 in April 2008.

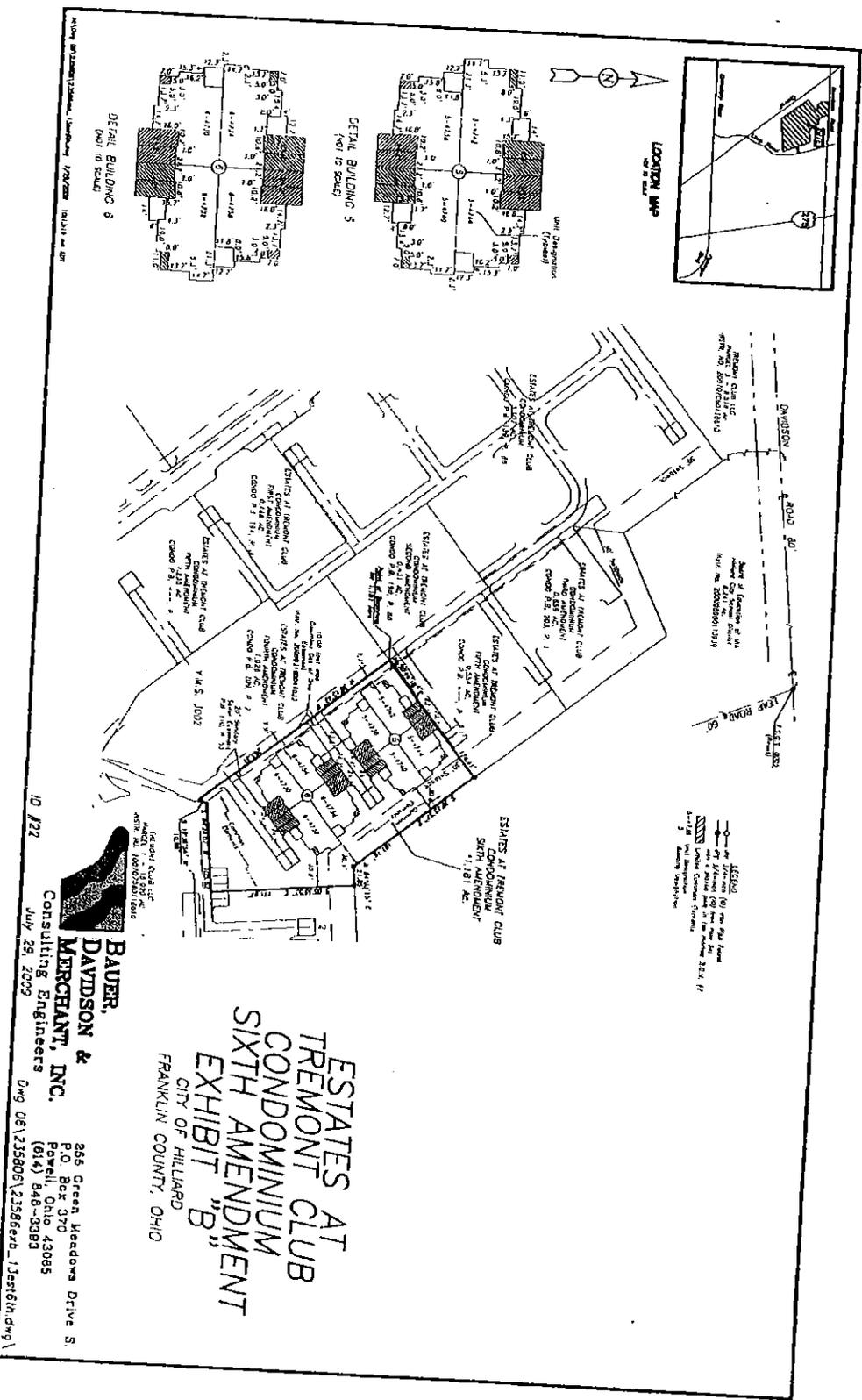
Iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #2.

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





**ESTATES AT TREMONT CLUB**  
**SIXTH CONDOMINIUM**  
**EXHIBIT "B"**  
 CITY OF HILLIARD  
 FRANKLIN COUNTY, OHIO

**BAVER, DAVIDSON & MERCHANT, INC.**  
 Consulting Engineers  
 285 Green Meadows Drive S.  
 P.O. Box 370  
 Powell, Ohio 43065  
 (614) 948-3383  
 Dwg 0612580061258585rd-13est6in.dwg

ID 122

July 29, 2009



BAYER, DAVIDSON & MERCHANT, INC.  
 1000 WEST MAIN STREET  
 HILLIARD, OHIO 43026

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.  
 ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.



**EXHIBIT D**  
**SIXTH 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 <sup>(1)</sup>	Encore B	YES	1.00	1/56th
1-4772	4772 Club Park Drive <sup>(1)</sup>	Grand	YES	1.00	1/56th
1-4774	4774 Club Park Drive <sup>(1)</sup>	Encore A	YES	1.00	1/56th
1-4776	4776 Club Park Drive <sup>(1)</sup>	Signature	YES	1.00	1/56th
2-4762	4762 Club Park Drive <sup>(1)</sup>	Encore B	NO	1.00	1/56th
2-4764	4764 Club Park Drive	Grand	NO	1.00	1/56th
2-4766	4766 Club Park Drive <sup>(1)</sup>	Encore A	NO	1.00	1/56th
2-4768	4768 Club Park Drive <sup>(1)</sup>	Signature	NO	1.00	1/56th
10-4751	4751 Club Park Drive	Encore B	NO	1.00	1/56th
10-4755	4755 Club Park Drive	Grand	NO	1.00	1/56th
10-4682	4682 Prestige Lane <sup>(1)</sup>	Encore A	NO	1.00	1/56th
10-4684	4684 Prestige Lane <sup>(1)</sup>	Signature	NO	1.00	1/56th
11-4697	4697 Prestige Lane	Grand	YES	1.00	1/56th
11-4735	4735 Club Park Drive	Signature	YES	1.00	1/56th
11-4699	4699 Prestige Lane	Encore B	YES	1.00	1/56th
11-4733	4733 Club Park Drive <sup>(1)</sup>	Encore A	YES	1.00	1/56th
12-4689	4689 Prestige Lane <sup>(1)</sup>	Encore A	NO	1.00	1/56th
12-4691	4691 Prestige Lane <sup>(1)</sup>	Signature	NO	1.00	1/56th
12-4693	4693 Prestige Lane <sup>(1)</sup>	Encore B	NO	1.00	1/56th
12-4695	4695 Prestige Lane	Grand	NO	1.00	1/56th
13-4681	4681 Prestige Lane <sup>(1)</sup>	Grand	YES	1.00	1/56th
13-4683	4683 Prestige Lane <sup>(1)</sup>	Encore B	YES	1.00	1/56th
13-4685	4685 Prestige Lane <sup>(1)</sup>	Signature	YES	1.00	1/56th
13-4687	4687 Prestige Lane <sup>(1)</sup>	Encore A	YES	1.00	1/56th
9-4743	4743 Club Park Drive	Signature	NO	1.00	1/56th
9-4747	4747 Club Park Drive <sup>(1)</sup>	Grand	NO	1.00	1/56th
9-4678	4678 Prestige Lane <sup>(1)</sup>	Signature	NO	1.00	1/56th
9-4680	4680 Prestige Lane <sup>(1)</sup>	Signature	NO	1.00	1/56th
3-4760	4760 Club Park Drive <sup>(1)</sup>	Signature	YES	1.00	1/56th
3-4758	4758 Club Park Drive <sup>(1)</sup>	Encore A	YES	1.00	1/56th
3-4756	4756 Club Park Drive <sup>(1)</sup>	Grand	YES	1.00	1/56th
3-4754	4754 Club Park Drive <sup>(1)</sup>	Encore B	YES	1.00	1/56th
7-4672	4672 Prestige Lane <sup>(1)</sup>	Signature	YES	1.00	1/56th
7-4670	4670 Prestige Lane <sup>(1)</sup>	Encore A	YES	1.00	1/56th
7-4731	4731 Club Park Drive <sup>(1)</sup>	Grand	YES	1.00	1/56th
7-4727	4727 Club Park Drive <sup>(1)</sup>	Encore B	YES	1.00	1/56th
8-4739	4739 Club Park Drive <sup>(1)</sup>	Signature	NO	1.00	1/56th
8-4676	4676 Prestige Lane <sup>(1)</sup>	Signature	NO	1.00	1/56th
8-4737	4737 Club Park Drive <sup>(1)</sup>	Signature	NO	1.00	1/56th
8-4674	4674 Prestige Lane <sup>(1)</sup>	Grand	NO	1.00	1/56th

EXHIBIT D (Continued)

**SIXTH AMENDMENT  
DECLARATION OF CONDOMINIUM  
ESTATES AT TREMONT CLUB CONDOMINIUM**

Unit Information

**I. EXISTING UNITS (Continued):**

<u>Unit Designation</u>	<u>Address</u>	<u>Unit Type</u>	<u>Basement</u>	<u>Par Value</u>	<u>Undivided Interest</u>
4-4746	4746 Club Park Drive <sup>(1)</sup>	Signature	YES	1.00	1/56th
4-4748	4748 Club Park Drive <sup>(1)</sup>	Encore A	YES	1.00	1/56th
4-4750	4750 Club Park Drive <sup>(1)</sup>	Grand	YES	1.00	1/56th
4-4752	4752 Club Park Drive <sup>(1)</sup>	Encore B	YES	1.00	1/56th
14-4673	4673 Prestige Lane <sup>(1)</sup>	Encore A	YES	1.00	1/56th
14-4675	4675 Prestige Lane <sup>(1)</sup>	Signature	YES	1.00	1/56th
14-4677	4677 Prestige Lane <sup>(1)</sup>	Encore B	YES	1.00	1/56th
14-4679	4679 Prestige Lane <sup>(1)</sup>	Grand	YES	1.00	1/56th

**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>
5-4738	4738 Club Park Drive <sup>(1)</sup>	Signature	YES	1.00	1/56th
5-4740	4740 Club Park Drive <sup>(1)</sup>	Encore A	YES	1.00	1/56th
5-4742	4742 Club Park Drive <sup>(1)</sup>	Grand	YES	1.00	1/56th
5-4744	4744 Club Park Drive <sup>(1)</sup>	Encore B	YES	1.00	1/56th
6-4730	4730 Club Park Drive <sup>(1)</sup>	Encore B	YES	1.00	1/56th
6-4732	4732 Club Park Drive <sup>(1)</sup>	Grand	YES	1.00	1/56th
6-4734	4734 Club Park Drive <sup>(1)</sup>	Encore A	YES	1.00	1/56th
6-4736	4736 Club Park Drive <sup>(1)</sup>	Signature	YES	1.00	1/56th

TOTAL 56/56ths  
or 100.000%

<sup>(1)</sup>Unit with a screened or enclosed porch

EXHIBIT E  
 SIXTH AMENDMENT  
 DECLARATION OF CONDOMINIUM  
 ESTATES AT TREMONT CLUB CONDOMINIUM

<u>Type</u>	<u>Unit Types</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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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 contains approximately 2,140 gross interior square feet. <sup>(1)</sup> 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.

EXHIBIT E (Continued)

**SIXTH AMENDMENT  
DECLARATION OF CONDOMINIUM  
ESTATES AT TREMONT CLUB CONDOMINIUM**

<u>Type</u>	<u>Unit Types</u>	<u>Description</u>
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. <sup>(1)</sup> 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.
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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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.

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

<u>Type</u>	<u>Unit Types</u> <u>Description</u>
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. <sup>(1)</sup> 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. <sup>(1)</sup> 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.
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. <sup>(1)</sup> 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. <sup>(1)</sup> 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. <sup>(1)</sup> 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.

<sup>(1)</sup> 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.