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12/07/2009 2:14PM BALLOVELAND 60
Robert G. Montgomery
Franklin County Recorder

Condo Plat: 20091207017 6302

**SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
ESTATES AT TREMONT CLUB CONDOMINIUM**

This Seventh Amendment to the Declaration of Estates at Tremont Club Condominium is made on or as of this 30th day of November, 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, 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 2.780 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 Seventh Amendment to the Declaration for Estates at Tremont Club Condominium and a copy of the Seventh Amendment to the Drawings were filed with this office on 12/07/2009, 2009.

Franklin County Auditor

By Sharon Brittain
Deputy Auditor

TRANSFERRED

DEC 07 2009

AUDITOR
FRANKLIN COUNTY, OHIO

FOR REFERENCE PLEASE SEE
COH. 214

PAGE 1-4

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 three (3) residential buildings containing four (4) dwelling units each, adding a total of twelve (12) dwelling units, and expanding the Condominium to include a total of sixty-eight (68) 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 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 Seventh 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 Seventh Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "Drawings for Estates at Tremont Club Condominium Seventh 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 Seventh 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 Seventh Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of 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 Seventh 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 Master 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 Seventh 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 Seventh 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.

B. 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 30th day of November, 2009.

TREMONT CLUB, LLC,
an Ohio limited liability company

By [Signature]
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 30th day of November, 2009. JAMES L. DOVE



In and for the State of Ohio
My Commission Expires
11/16/10

[Signature]
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.

EXHIBIT A
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Legal Description - Property Added
Seventh Amendment, 2.780 acres

Situated in the State of Ohio, County of Franklin, City of Hilliard, being in Virginia Military Survey Number 3002, containing 2.780 acres of land, more or less, said 2.780 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 2.780 acre tract, being more particularly described as follows:

Beginning a 3/4-inch (I.D.) iron pipe found at the northeasternmost corner of Estates at Tremont Club Condominium Sixth Amendment (1.181 acres) as the same is designated and delineated upon the recorded drawings of record in Condominium Plat Book 211, Page 50, the same being 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;

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 183.68 feet to a 3/4-inch (I.D.) iron pipe set;

Thence, southwardly, westwardly and eastwardly crossing said PARCEL 1 the following five courses and distances:

1. S05°33'53"E, a distance of 193.19 feet to a point;
2. S84°26'07"W, a distance of 151.29 feet to a point;
3. S05°33'53"E, a distance of 120.00 feet to a point;
4. N84°26'07"E, a distance of 99.69 feet to a point;
5. S05°33'53"E, a distance of 178.50 feet to a 3/4-inch (I.D.) iron pipe set in a southerly line of said PARCEL 1, the same being a northerly line of that 8.513 acre tract of land, referred to as PARCEL 3, as described in said deed to Tremont Club LLC (Instrument No. 200707060118610);

Thence, westwardly, northwestwardly and southwestwardly, with the southerly line of said PARCEL 1 and with the northerly line of said PARCEL 3 the following nine (9) courses and distances:

1. S84°26'07"W, a distance of 43.78 feet to a 3/4-inch (I.D.) iron pipe found;
2. southwestwardly, with the arc of a curve to the right, having a radius of 9.50 feet, an arc length of 15.42 feet, a central angle of 93°01'01" and a chord that bears S37°55'37"W, a chord distance of 13.78 feet to a 3/4-inch (I.D.) iron pipe found;
3. S84°26'07"W, a distance of 128.98 feet to a 3/4-inch (I.D.) iron pipe found in a curve;

EXHIBIT A
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Legal Description - Property Added
Seventh Amendment, 2.780 Acres
(continued)

4. northwestwardly, with the arc of a curve to the right, having a radius of 9.50 feet, and arc length of 15.42 feet, a central angle of $93^{\circ} 01'01''$ and a chord that bears $N49^{\circ}03'22''W$, a chord distance of 13.78 feet to a 3/4-inch (I.D.) iron pipe found;
5. $S84^{\circ}26'07''W$, a distance of 88.05 feet to a 3/4-inch (I.D.) iron pipe found in a curve;
6. southwestwardly, with the arc of a curve to the right, having a radius of 9.50 feet, an arc length of 15.42 feet, a central angle of $93^{\circ}01'01''$ and a chord that bears $S37^{\circ}55'37''W$, a chord distance of 13.78 feet to a 3/4-inch (I.D.) iron pipe found;
7. $S84^{\circ}26'07''W$ a distance of 19.16 feet to a 3/4-inch (I.D.) iron pipe found in a curve;
8. northwestwardly, with the arc of a curve to the right having a radius of 25.00 feet, an arc length of 29.72 feet, a central angle of $68^{\circ}06'58''$ and a chord that bears $N61^{\circ}30'24''W$, a chord distance of 28.00 feet to a 3/4-inch (I.D.) iron pipe found at a point of reverse curvature;
9. northwestwardly, with the arc of a curve to the left, having a radius of 85.00 feet, an arc length of 59.78 feet, a central angle of $40^{\circ}17'45''$ and a chord that bears $N47^{\circ}35'59''W$, a chord distance of 58.56 feet to a 3/4-inch (I.D.) iron pipe found in the southeasternmost corner of Estates at Tremont Club Condominium Fifth Amendment (1.235 Acres) as the same is designated and delineated upon the recorded drawings of record in Condominium Plat Book 211, Page 47, Recorder's Office, Franklin County, Ohio;

Thence $N21^{\circ}45'42''E$, with the southeasterly line of said Fifth Amendment (1.235 acres), a distance of 157.57 feet to the northeasterly corner of said Fifth Amendment (1.235 acres); said corner also being the southeasterly corner of Estates at Tremont Club Condominium Fourth Amendment (1.026 Acres) as the same is designated and delineated upon the recorded drawings of record in Condominium Plat Book 209, Page 7, Recorder's Office, Franklin County, Ohio;

Thence $N19^{\circ}36'34''E$ with the southeasterly line of said Fourth Amendment (1.026 Acres), a distance of 142.92 feet to an angle point southerly line of said Sixth Amendment (1.181 acres);

Thence $N84^{\circ}26'07''E$, with a southerly line of said Sixth Amendment (1.181 Acres), a distance of 105.62 feet to the southeasterly corner of said Sixth Amendment (1.181 Acres);

06235822

November 20, 2009

EXHIBIT A
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Legal Description - Property Added
Seventh Amendment, 2.780 Acres
(continued)

Thence N05°33'53"W, with the easterly line of said Sixth Amendment (1.181 Acres) a distance of 171.97 feet to the point of beginning and containing 2.780 acres of land, more or less.

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

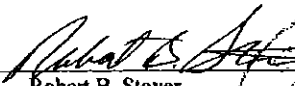
We hereby state that the foregoing description was prepared from information obtained from an actual field surveys conducted by Bauer, Davidson & Merchant, Inc., in June 2006 and in October of 2009.

Iron pipes noted as set are 3/4-inch (I.D.) iron pipes, 30 inches long, with a plastic plug in top marked B.D.M. #2.

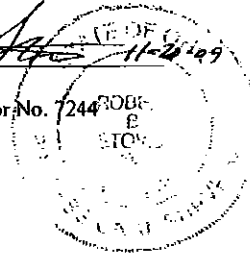
The bearings referred to in this description correspond to the bearing of N84°03'15"E for the southerly right of way line for Davidson Road as it is shown and delineated upon said deed to Tremont Club LLC, of record in Instrument No. 200707060118610, Recorder's Office, Franklin County, Ohio.

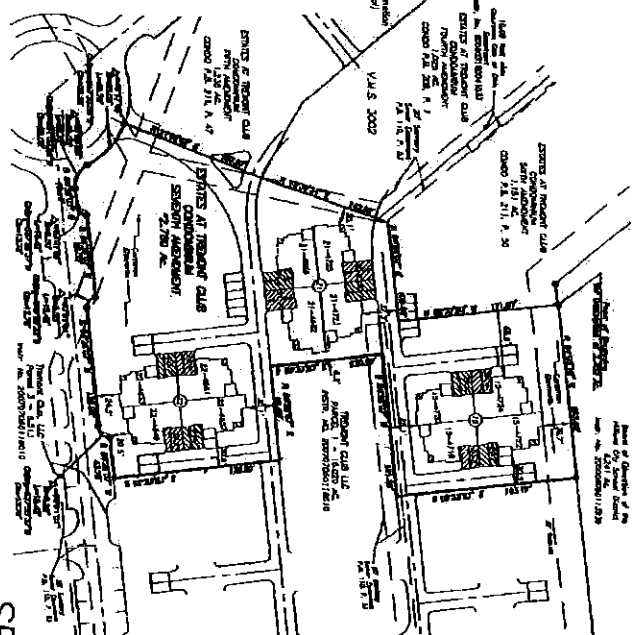
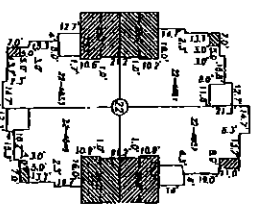
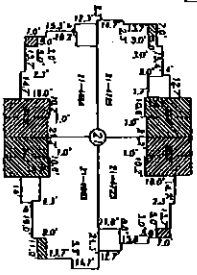
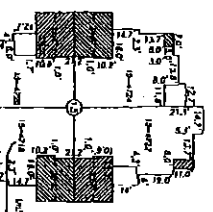
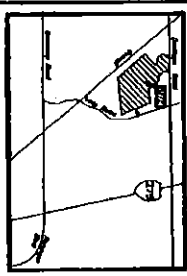
BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By


Robert B. Stover

Professional Surveyor No. 7244





**ESTATES AT
TREMONT CLUB
CONDOMINIUM
SEVENTH AMENDMENT
EXHIBIT "B"**

CITY OF HILLIARD
FRANKLIN COUNTY, OHIO

**BAUER,
DAVIDSON &
MERCHANT, INC.**
Consulting Engineers

255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 848-5593

ID #05 November 20, 2009 Dwg 06\235806\235806.dwg_14427.dwg



NOTES
1. SEE SHEET 05 FOR THE LOCATION MAP.
2. THE EXISTING BUILDINGS ARE SHOWN IN SHADING.
3. THE EXISTING BUILDINGS ARE SHOWN IN SHADING.
4. THE EXISTING BUILDINGS ARE SHOWN IN SHADING.

EXHIBIT D

SEVENTH 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	1/68th
1-4772	4772 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/68th
1-4774	4774 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/68th
1-4776	4776 Club Park Drive ⁽¹⁾	Signature	YES	1.00	1/68th
2-4762	4762 Club Park Drive ⁽¹⁾	Encore B	NO	1.00	1/68th
2-4764	4764 Club Park Drive	Grand	NO	1.00	1/68th
2-4766	4766 Club Park Drive ⁽¹⁾	Encore A	NO	1.00	1/68th
2-4768	4768 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/68th
10-4751	4751 Club Park Drive	Encore B	NO	1.00	1/68th
10-4755	4755 Club Park Drive	Grand	NO	1.00	1/68th
10-4682	4682 Prestige Lane ⁽¹⁾	Encore A	NO	1.00	1/68th
10-4684	4684 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/68th
11-4697	4697 Prestige Lane	Grand	YES	1.00	1/68th
11-4735	4735 Club Park Drive	Signature	YES	1.00	1/68th
11-4699	4699 Prestige Lane	Encore B	YES	1.00	1/68th
11-4733	4733 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/68th
12-4689	4689 Prestige Lane ⁽¹⁾	Encore A	NO	1.00	1/68th
12-4691	4691 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/68th
12-4693	4693 Prestige Lane ⁽¹⁾	Encore B	NO	1.00	1/68th
12-4695	4695 Prestige Lane	Grand	NO	1.00	1/68th
13-4681	4681 Prestige Lane ⁽¹⁾	Grand	YES	1.00	1/68th
13-4683	4683 Prestige Lane ⁽¹⁾	Encore B	YES	1.00	1/68th
13-4685	4685 Prestige Lane ⁽¹⁾	Signature	YES	1.00	1/68th
13-4687	4687 Prestige Lane ⁽¹⁾	Encore A	YES	1.00	1/68th
9-4743	4743 Club Park Drive	Signature	NO	1.00	1/68th
9-4747	4747 Club Park Drive ⁽¹⁾	Grand	NO	1.00	1/68th
9-4678	4678 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/68th
9-4680	4680 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/68th
3-4760	4760 Club Park Drive ⁽¹⁾	Signature	YES	1.00	1/68th
3-4758	4758 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/68th
3-4756	4756 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/68th
3-4754	4754 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/68th
7-4672	4672 Prestige Lane ⁽¹⁾	Signature	YES	1.00	1/68th
7-4670	4670 Prestige Lane ⁽¹⁾	Encore A	YES	1.00	1/68th
7-4731	4731 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/68th
7-4727	4727 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/68th
8-4739	4739 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/68th
8-4676	4676 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/68th
8-4737	4737 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/68th
8-4674	4674 Prestige Lane ⁽¹⁾	Grand	NO	1.00	1/68th

EXHIBIT D (Continued)

**SEVENTH 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 ⁽¹⁾	Signature	YES	1.00	1/68th
4-4748	4748 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/68th
4-4750	4750 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/68th
4-4752	4752 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/68th
14-4673	4673 Prestige Lane ⁽¹⁾	Encore A	YES	1.00	1/68th
14-4675	4675 Prestige Lane ⁽¹⁾	Signature	YES	1.00	1/68th
14-4677	4677 Prestige Lane ⁽¹⁾	Encore B	YES	1.00	1/68th
14-4679	4679 Prestige Lane ⁽¹⁾	Grand	YES	1.00	1/68th
5-4738	4738 Club Park Drive ⁽¹⁾	Signature	YES	1.00	1/68th
5-4740	4740 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/68th
5-4742	4742 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/68th
5-4744	4744 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/68th
6-4730	4730 Club Park Drive ⁽¹⁾	Encore B	YES	1.00	1/68th
6-4732	4732 Club Park Drive ⁽¹⁾	Grand	YES	1.00	1/68th
6-4734	4734 Club Park Drive ⁽¹⁾	Encore A	YES	1.00	1/68th
6-4736	4736 Club Park Drive ⁽¹⁾	Signature	YES	1.00	1/68th

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>
15-4718	4718 Club Park Drive ⁽¹⁾	Encore B	NO	1.00	1/68th
15-4720	4720 Club Park Drive ⁽¹⁾	Encore A	NO	1.00	1/68th
15-4722	4722 Club Park Drive ⁽¹⁾	Grand	NO	1.00	1/68th
15-4724	4724 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/68th
21-4723	4723 Club Park Drive ⁽¹⁾	Signature	NO	1.00	1/68th
21-4725	4725 Club Park Drive ⁽¹⁾	Encore A	NO	1.00	1/68th
21-4662	4662 Prestige Lane ⁽¹⁾	Grand	NO	1.00	1/68th
21-4666	4666 Prestige Lane ⁽¹⁾	Encore B	NO	1.00	1/68th
22-4649	4649 Prestige Lane ⁽¹⁾	Encore B	NO	1.00	1/68th
22-4653	4653 Prestige Lane ⁽¹⁾	Encore A	NO	1.00	1/68th
22-4657	4657 Prestige Lane ⁽¹⁾	Grand	NO	1.00	1/68th
22-4661	4661 Prestige Lane ⁽¹⁾	Signature	NO	1.00	1/68th

TOTAL 68/68ths
 or 100.000%

⁽¹⁾Unit with a screened or enclosed porch

EXHIBIT E

SEVENTH 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 contains 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.

EXHIBIT E (Continued)

SEVENTH AMENDMENT
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Unit Types

<u>Type</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. ⁽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.
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.

EXHIBIT E (Continued)

SEVENTH AMENDMENT
DECLARATION OF CONDOMINIUM
ESTATES AT TREMONT CLUB CONDOMINIUM

Unit Types

<u>Type</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. ⁽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.
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.