

Fifth Amendment to Declaration of Condominium FAIRFIELD LANE CONDOMINIUM

CITY OF NORTH RIDGEVILLE — LORAIN COUNTY — OHIO
Part of Original Ridgeville Township Lot 36 and Part of Block A of the Waterbury Subdivision No.1 Recorded in Volume 70, Page 51 Lorain County Plat Records

Exhibit B Adding Units As Constructed:

Building I: Units 17 & 18
Building N: Units 27 & 28

Grantor : Whitlatch & Co.

IN WITNESS WHEREOF, WHITLATCH AND COMPANY, AN OHIO CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY WILLIAM C. WHITLATCH, PRESIDENT, AT Windsor, OHIO THIS 1st DAY OF October 2004.

BY: William C. Whitlatch
WILLIAM C. WHITLATCH, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Kimberly A. Baitt
WITNESS Kimberly A. Baitt

STATE OF Ohio
COUNTY OF Summit

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM C. WHITLATCH, PRESIDENT, WHITLATCH AND COMPANY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF WHITLATCH AND COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Windsor, OHIO, THIS 30th DAY OF September, 2004.

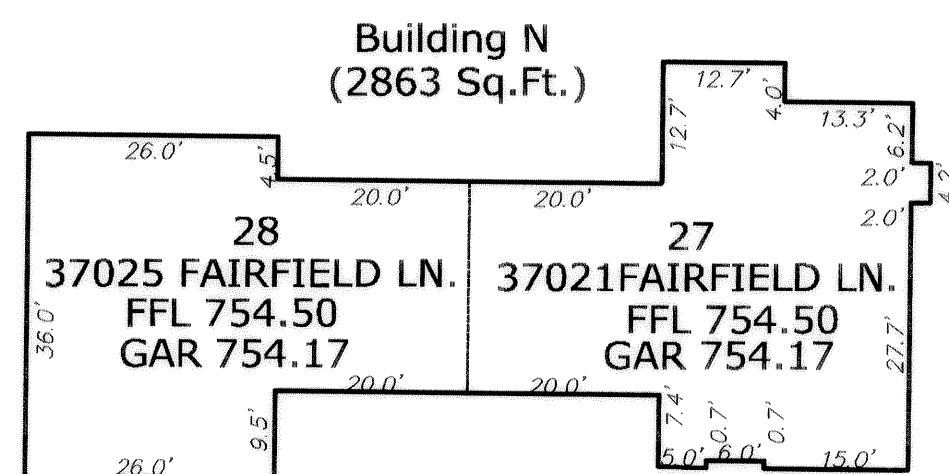
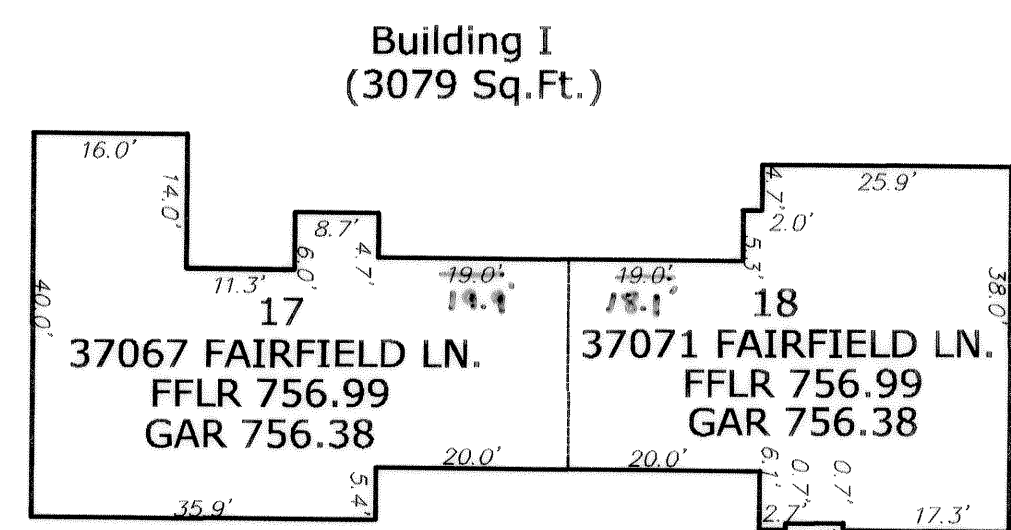
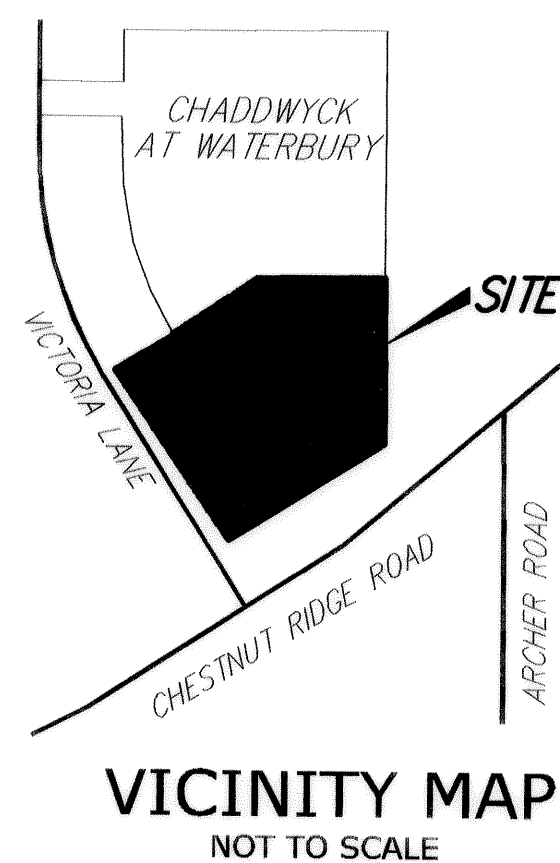
Kimberly A. Baitt
NOTARY PUBLIC
KIMBERLY A. BAITT
Notary Public, State of Ohio, Ctr. My Commission Expires April 16, 2006.
MY COMMISSION EXPIRES

I hereby certify to the following: that the locations of the building foundations shown by solid thick lines and dimensioned and their finished floor elevations are accurately shown from a field survey made under my direct supervision. And were actually constructed. Common and Limited Common Areas shown hereon accurately depict areas described in the declarations and bylaws of Fairfield Lane Condominium Association. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 5311-07 of the Ohio Administrative Code.

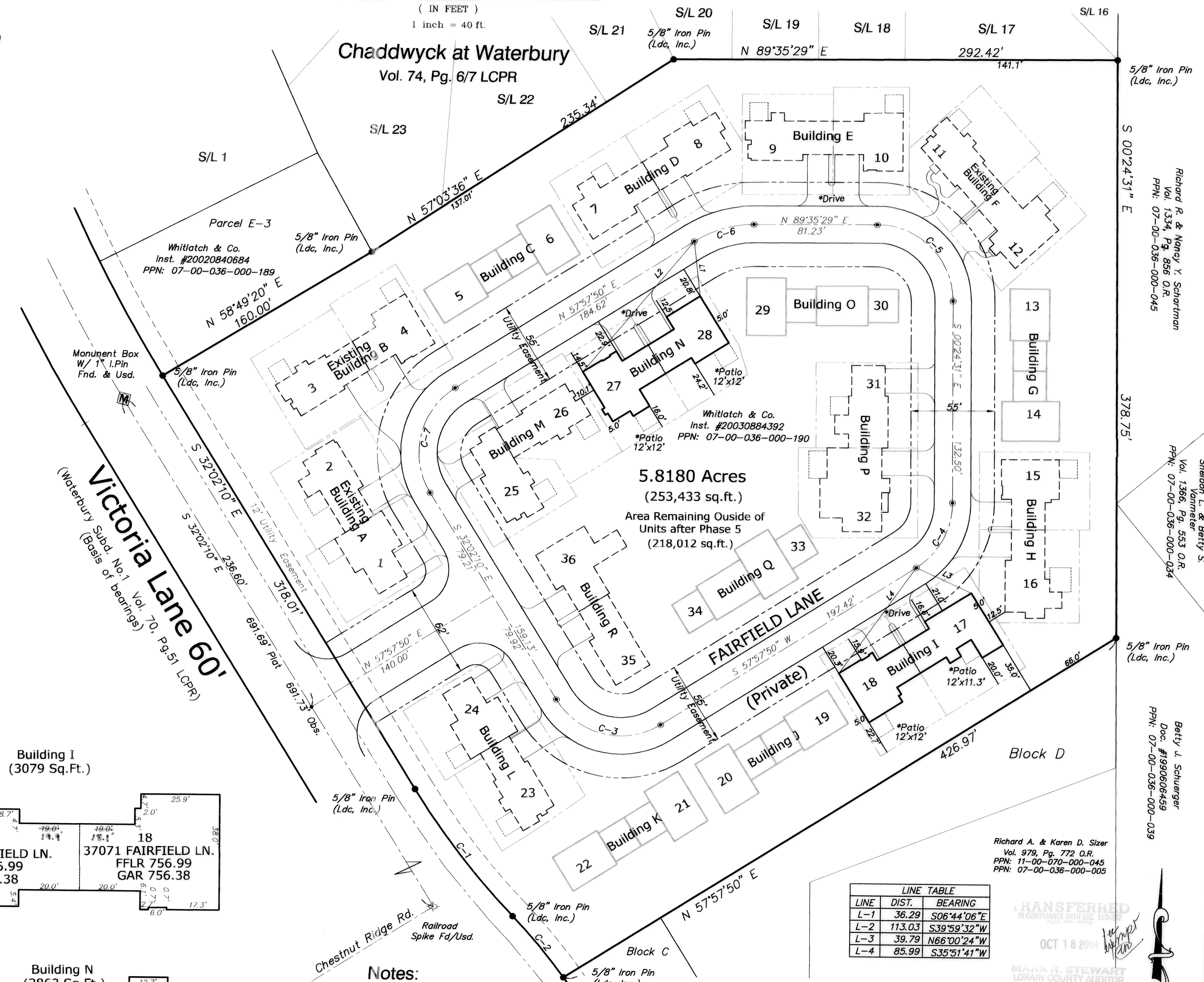
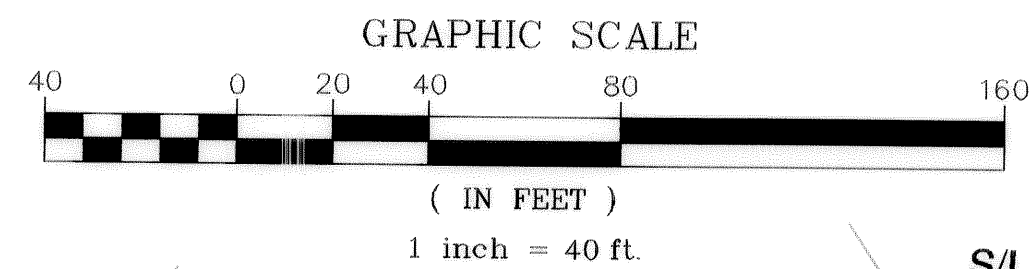
James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. # 8150

I MICHAEL A. VITT hereby certify that these drawings set forth the dimensions of units 1 & 2 of building A and units 3 & 4 of building B in the FAIRFIELD LANE CONDOMINIUM. The entire space within these dimensions makes up each unit. This plat was prepared in accordance with the provisions of Chapter 5311-07 of the Ohio Administrative Code.

Michael A. Vitt
Michael A. Vitt, P.E. # 61750



Building Details
N.T.S.



5.8180 Acres
(253,433 sq.ft.)
Area Remaining Outside of Units after Phase 5
(218,012 sq.ft.)

LINE	DIST.	BEARING
L-1	36.29	S06°44'06"E
L-2	113.03	S39°59'32"W
L-3	39.79	N66°00'24"W
L-4	85.99	S35°51'41"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	105.60	500.00	12°06'05"	53.00	105.41	S38°05'12"E
C-2	52.28	400.00	7°29'19"	26.18	52.24	N40°23'35"W
C-3	78.54	50.00	90°00'00"	50.00	70.71	S77°02'10"E
C-4	50.94	50.00	58°22'21"	27.93	48.77	N28°46'40"E
C-5	78.54	50.00	90°00'00"	50.00	70.71	N45°24'31"W
C-6	41.40	75.00	31°37'39"	21.24	40.88	S73°46'40"W
C-7	78.54	50.00	90°00'00"	50.00	70.71	S12°57'50"W

Notes:

Dimension ties shown are perpendicular to P/L'S
Buildings Shown in BOLD LINES are existing
others shown in light lines are PROPOSED.

* Denotes not yet constructed
D denotes LIMITED COMMON AREA

D denotes Building Platted Under Previous Declarations
● = Not an existing monument

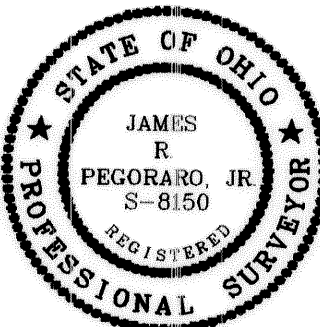
LAND DESIGN consultants
www.LDCinc.com
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park, Avon, Ohio 44011
TEL: (440) 255-8463 (440) 951-LANDTEL: (440) 937-5801 (440) 937-5802
(440) 334-8938 FAX: (440) 255-9575 FAX: (440) 937-5803

DATE September 8th, 2004
SCALE: HOR. 1"=40'
VERT. none
FILENAME CPlat-5
COMPUTER JP
FIELD CREW

Plat of Phase -5 of
Fairfield Lane Condominium

SHEET 1 OF 7
CONTRACT No. Whitc1-0203

A - Units 1/2	1st Amend.	Surveyor	Date
		Vol. 79	Pg. 61-69
B - Units 3/4	1st Amend.	Surveyor	Date
		Vol. 79	Pg. 61-69
C - Units 5/6		Surveyor	Date
		Vol. 79	Pg. 61-69
D - Units 7/8	4th Amend.	Surveyor	Date
		Vol. 79	Pg. 61-69
E - Units 9/10	3rd Amend.	Surveyor	Date
		Vol. 81	Pg. 22
F - Units 11/12	2nd Amend.	Surveyor	Date
		Vol. 81	Pg. 11-14
G - Units 13/14		Surveyor	Date
		Vol. 81	Pg. 22
H - Units 15/16	3rd Amend.	Surveyor	Date
		Vol. 81	Pg. 22
I - Units 17/18		Surveyor	Date
		Vol. 81	Pg. 22
J - Units 19/20		Surveyor	Date
		Vol. 81	Pg. 22
K - Units 21/22		Surveyor	Date
		Vol. 81	Pg. 22
L - Units 23/24	4th Amend.	Surveyor	Date
		Vol. 81	Pg. 22
M - Units 25/26	4th Amend.	Surveyor	Date
		Vol. 81	Pg. 22
N - Units 27/28		Surveyor	Date
		Vol. 81	Pg. 22
O - Units 29/30		Surveyor	Date
		Vol. 81	Pg. 22
P - Units 31/32	3rd Amend.	Surveyor	Date
		Vol. 81	Pg. 22
Q - Units 33/34		Surveyor	Date
		Vol. 81	Pg. 22
R - Units 35/36	4th Amend.	Surveyor	Date
		Vol. 81	Pg. 22



Richard A. & Karen D. Sizer
Vol. 979, Pg. 772 O.R.
PPN: 11-00-070-000-045
PPN: 07-00-036-000-039

TRANSFERRED
OCT 18 2004
MARIA S. STEWART
LORAIN COUNTY AUDITOR

Richard R. & Nancy X. Schmitt
Vol. 1334, Pg. 856 O.R.
PPN: 07-00-036-000-045

Sheldon L. & Betty S. Yanner
Vol. 1566, Pg. 553 O.R.
PPN: 07-00-036-000-034

Betty L. Schuerg
Doc. #1990808439
PPN: 07-00-036-000-039

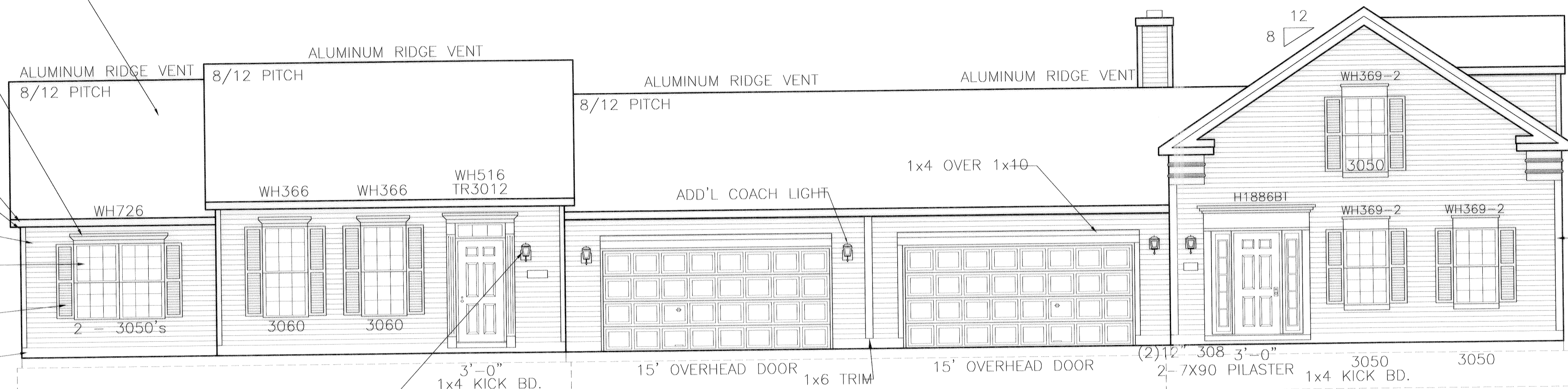
REVISION	DATE

30 YEAR ASPHALT SHINGLES ON 15# ASPHALT FELT PAPER ON ORIENTED STRAND BD. ON APPROVED 2X WOOD BLDG. PANELS @ 16" O/C (SEE SECTION ON SHEET N-1)

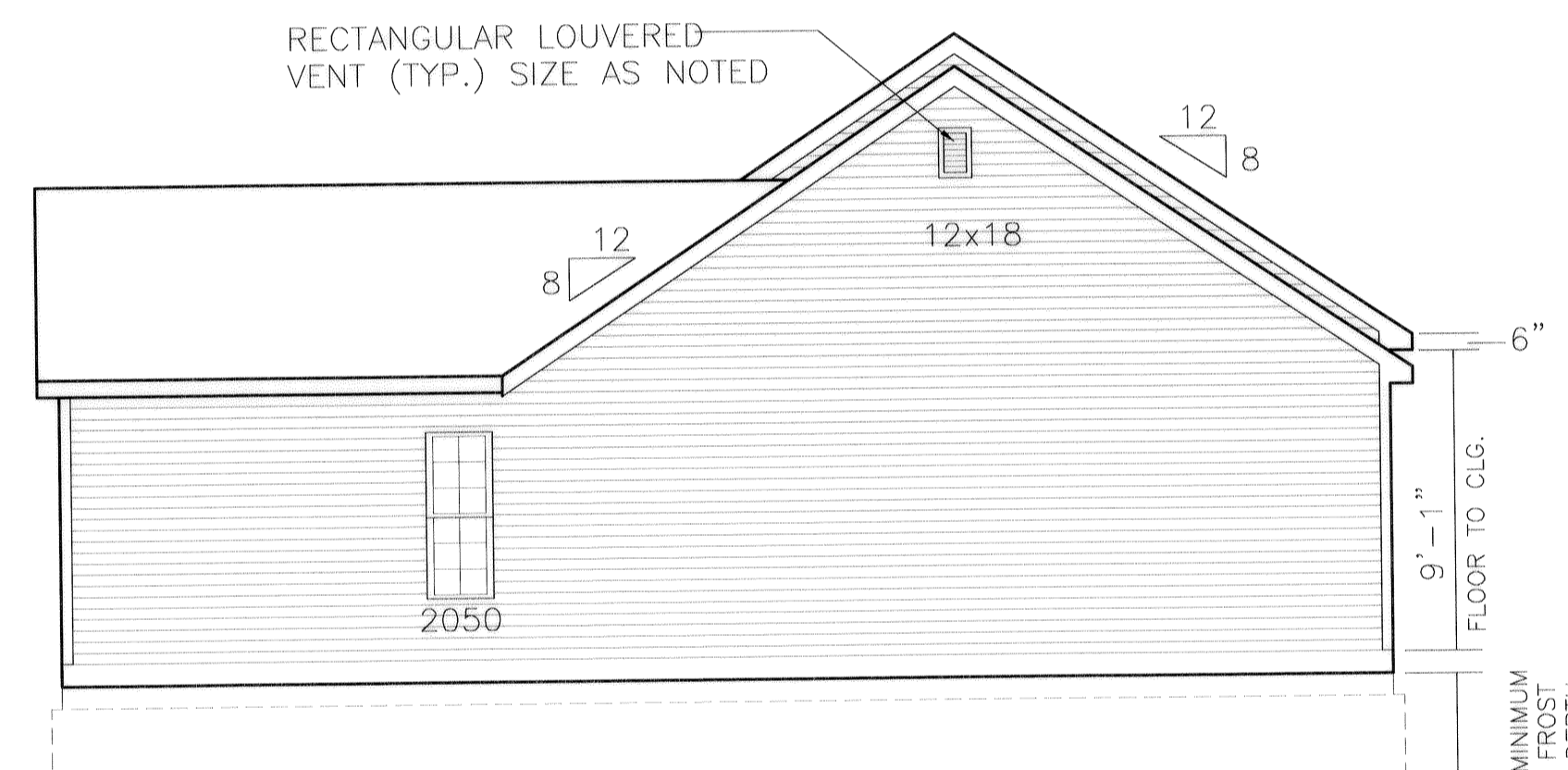
*** ALL NOTES TYPICAL UNLESS OTHERWISE NOTED

A WATERPROOF MEMBRANE SHALL BE PLACED AT EVERY EAVE EDGE EXTENDING TO A POINT A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE

- ALL WINDOW & DOOR TRIM TO BE 'NU-WOOD' OR APPROVED EQUAL AS PLACED & INDICATED
- 6" ALUMINUM FASCIA ON 2x6 WOOD SUB-FASCIA W/ VENTED ALUMINUM SOFFIT
- 4" ALUMINUM GUTTERS AND DOWNSPOUTS, TIE D.S. IN TO SPLASH BLOCKS
- DOUBLE 4" SIDING W/4" CORNER TRIM
- ALL WINDOWS ARE TO BE SINGLE HUNG THERMAL PANE
- 14" VINYL SHUTTERS (TYP.) WHERE INDICATED
- ARCHITECTURAL FINISH
- 12"x28" CONTINUOUS CONCRETE FOOTING
- STANDARD COACH LIGHT ON LIGHT BLOCKS TYP. WHERE INDICATED



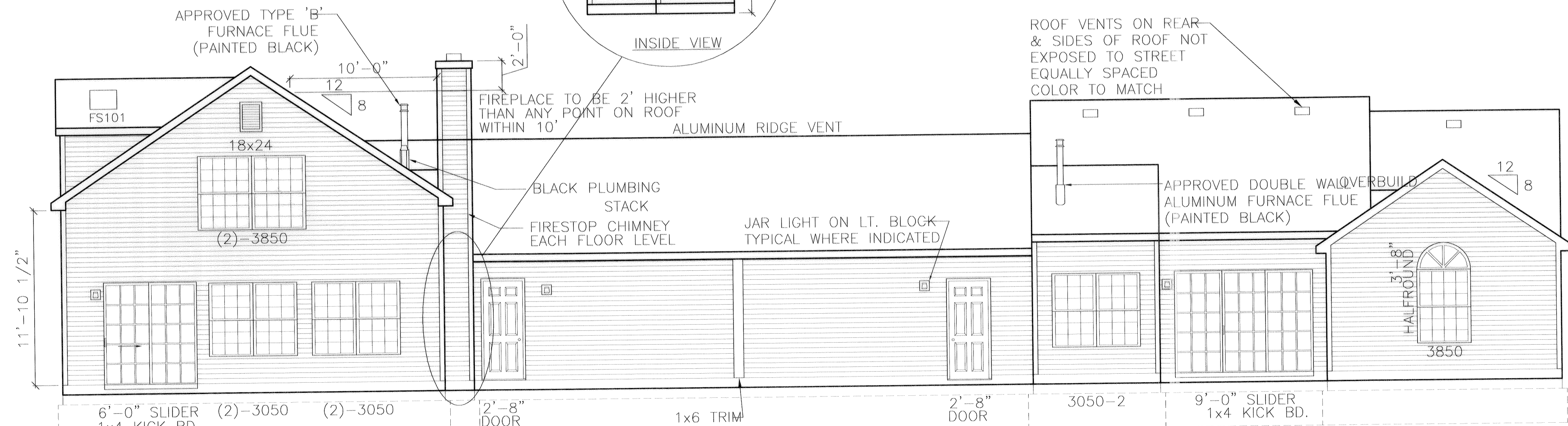
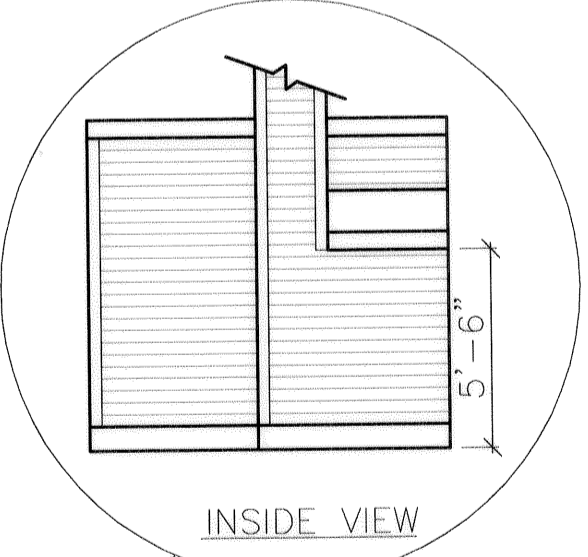
Front Elevation



Unit #17
PLYMOUTH II-R
Left Elevation



Unit #18
ADDISON A
Right Elevation



Rear Elevation

EXHIBIT "B"
SHEET 1

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 17 & 18, Building "I" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750

DATE 9/2/04



AS-BUILT ELEVATIONS
BUILDING "I" (UNITS 17 & 18)
FAIRFIELD LANE, NORTH RIDGEVILLE

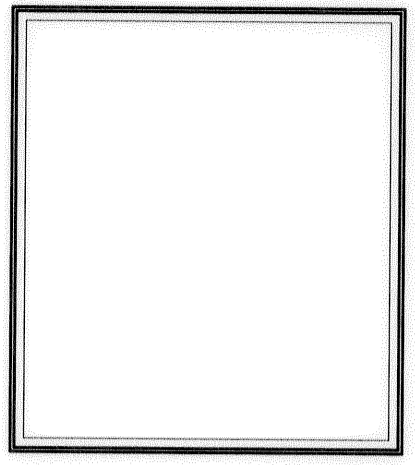
WHITLATCH & CO.
BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

DRAWN	T.N.H.
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Sep. 13 2004
TIME	09:50 AM
FILE NAME	FFL-1.DWG

SHEET	2/7
OF	SHEETS

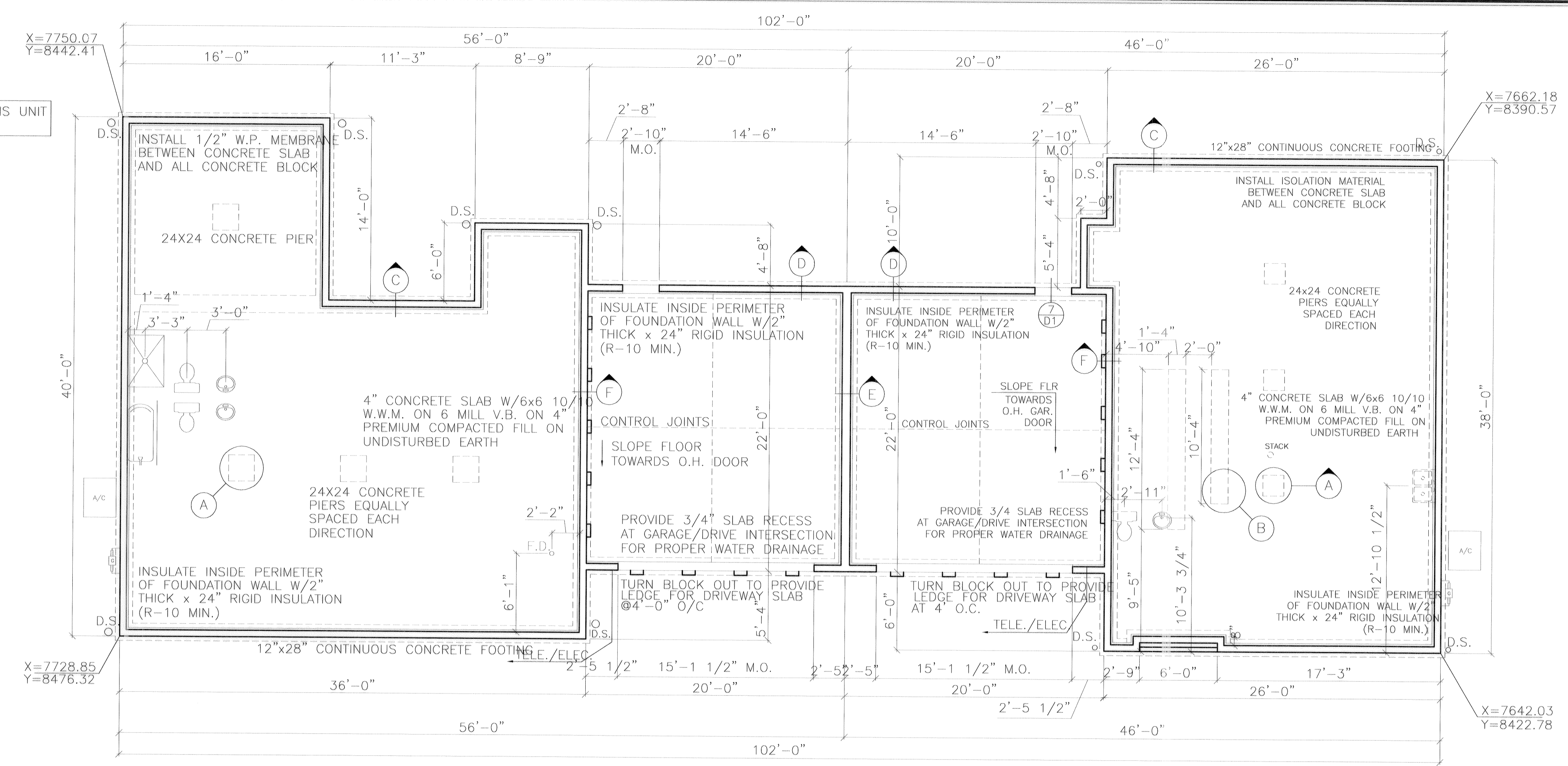
L:\Drawings\ASBUILT\FFL-1.dwg

REVISION	DATE



AS-BUILT FOUNDATION
BUILDING "I" (UNITS 17 & 18)
FAIRFIELD LANE, NORTH RIDGEVILLE
 BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500
WHITLATCH & CO.
L:\Drawings\ASBUILT\FFL-I.dwg

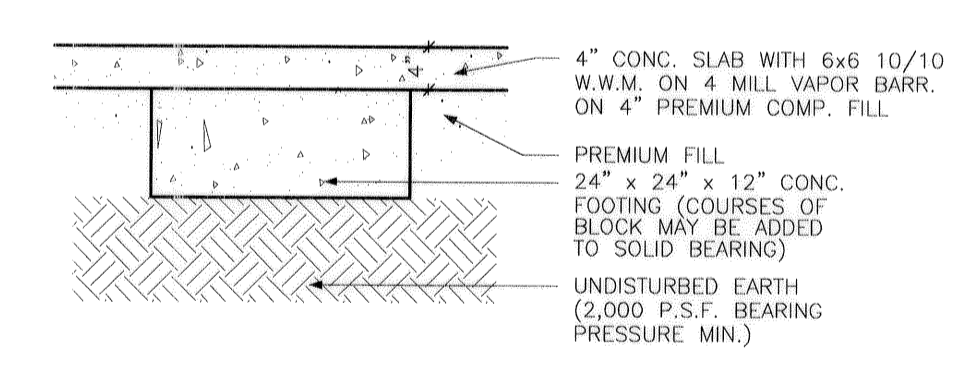
NOTE: ALL NOTES ON THIS UNIT TYPICAL TO ALL UNITS



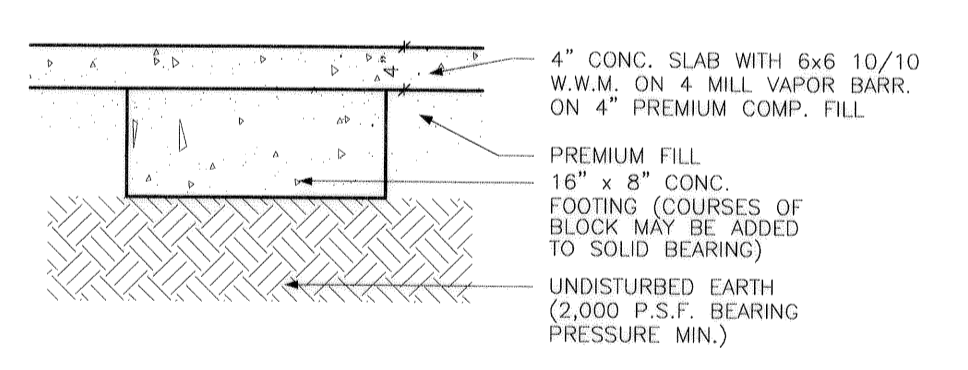
NOTE: FOUNDATION DESIGN BASED ON MIN. SOIL CAPACITY OF 2,000 P.S.I. - CONTRACTOR TO VERIFY & NOTIFY ARCHITECT SHOULD SOIL BEARING BE LESS. CONCRETE STRENGTH DESIGN = 3,000 P.S.I. IN 28 DAYS.

Unit #17 Foundation Plan Unit #18

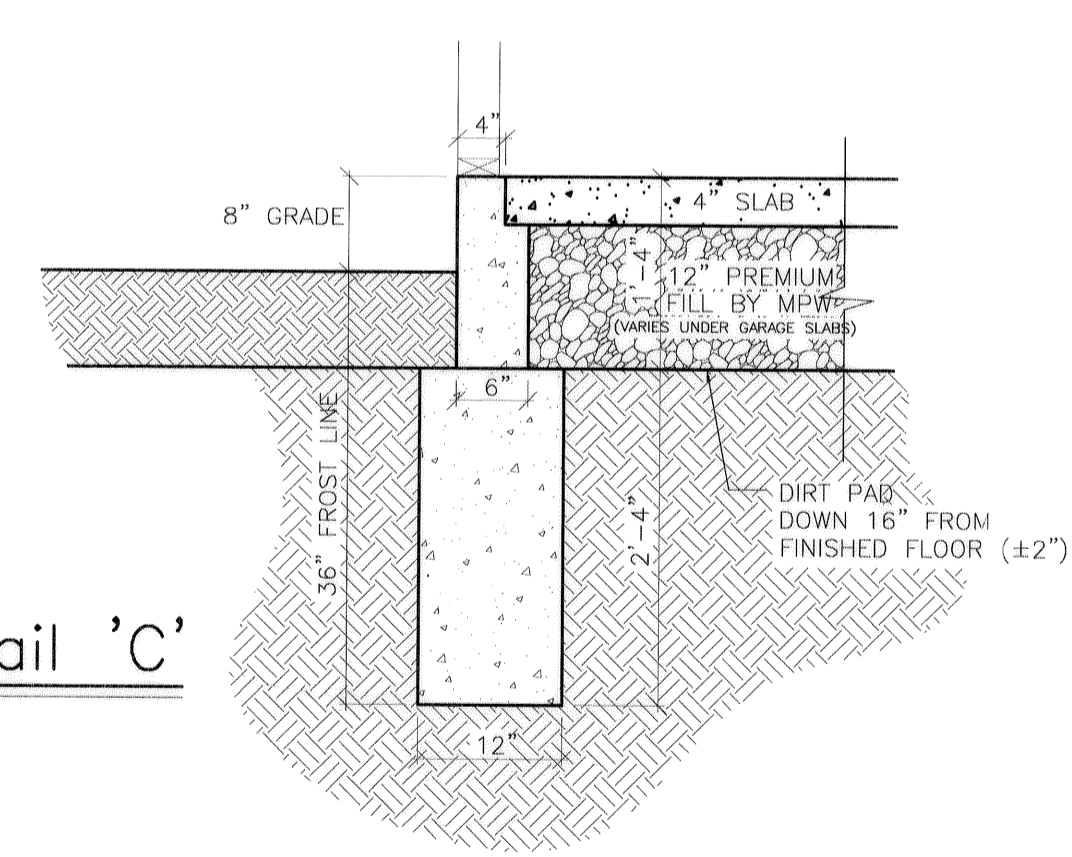
UNIT # 17 T.O.B. = 757.00 T.O.S. = 757.00	GARAGE T.O.B. = 756.30 T.O.S. = 756.30	GARAGE T.O.B. = 756.30 T.O.S. = 756.30	UNIT # 18 T.O.B. = 757.00 T.O.S. = 757.00
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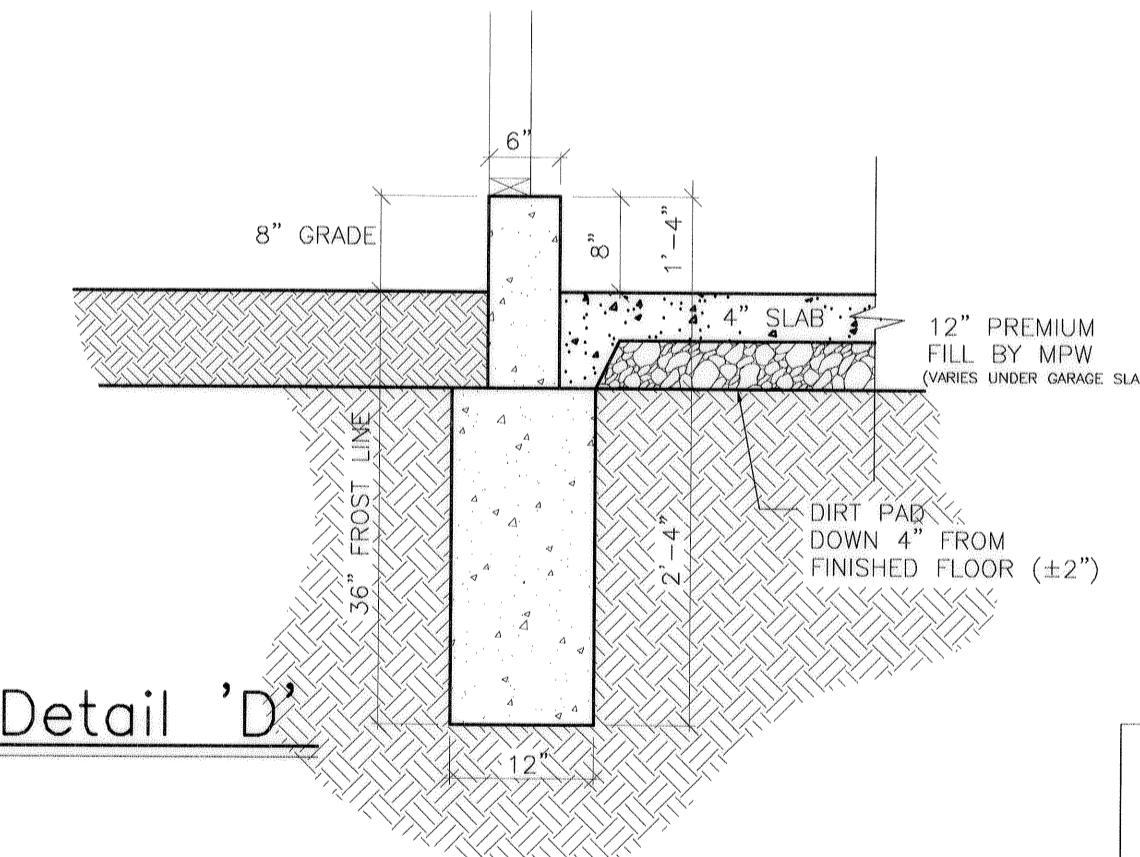
Detail 'A'



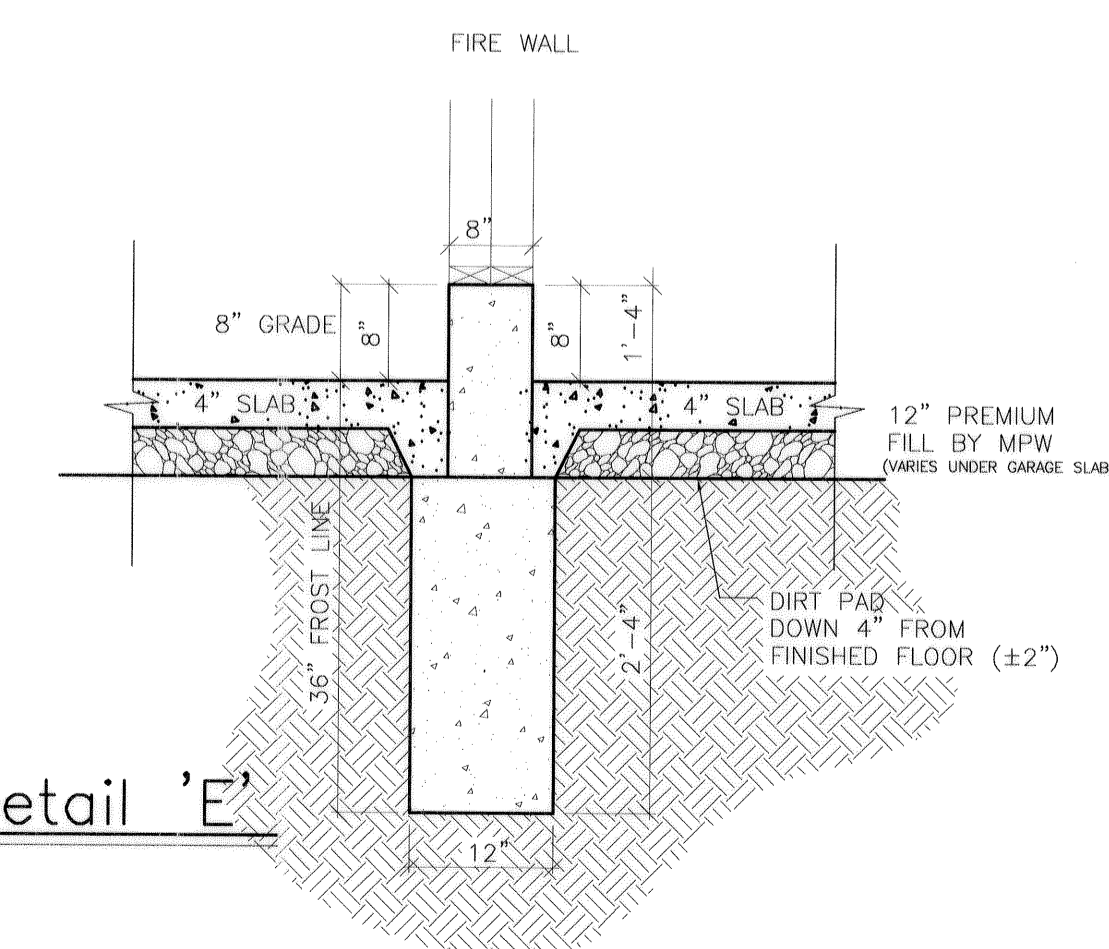
Detail 'B'



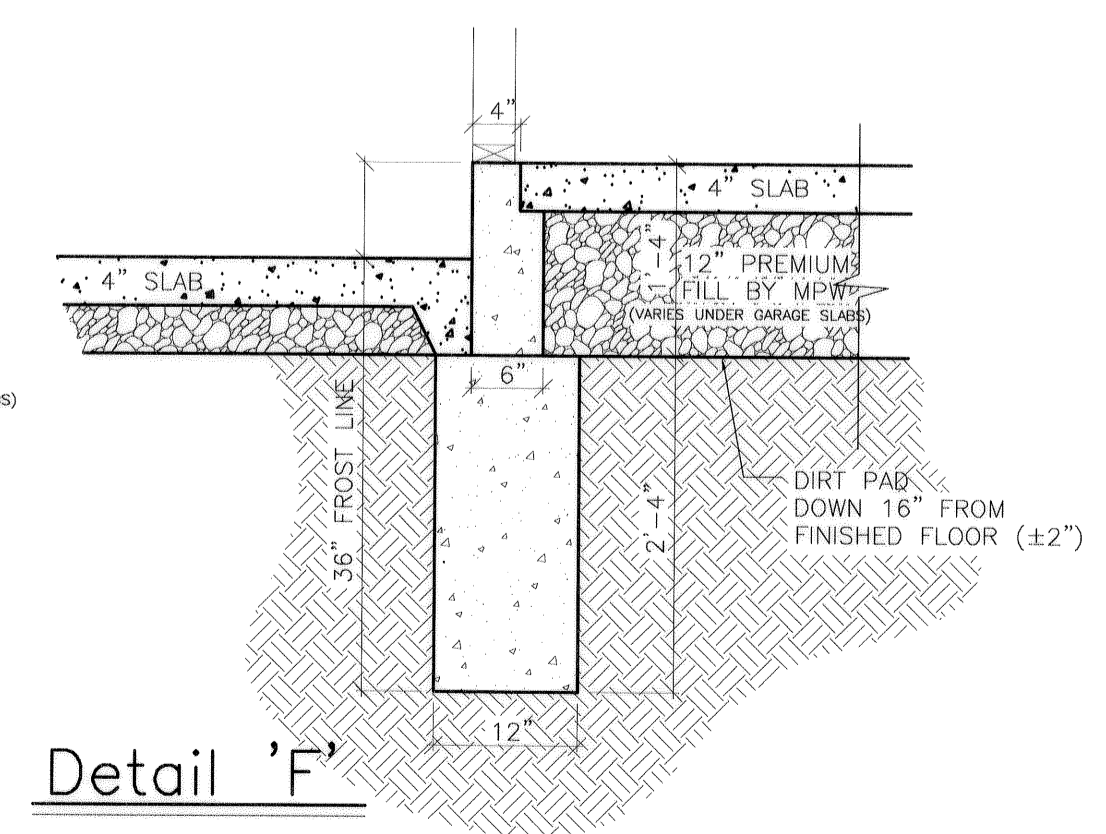
Detail 'C'



Detail 'D'



Detail 'E'



Detail 'F'

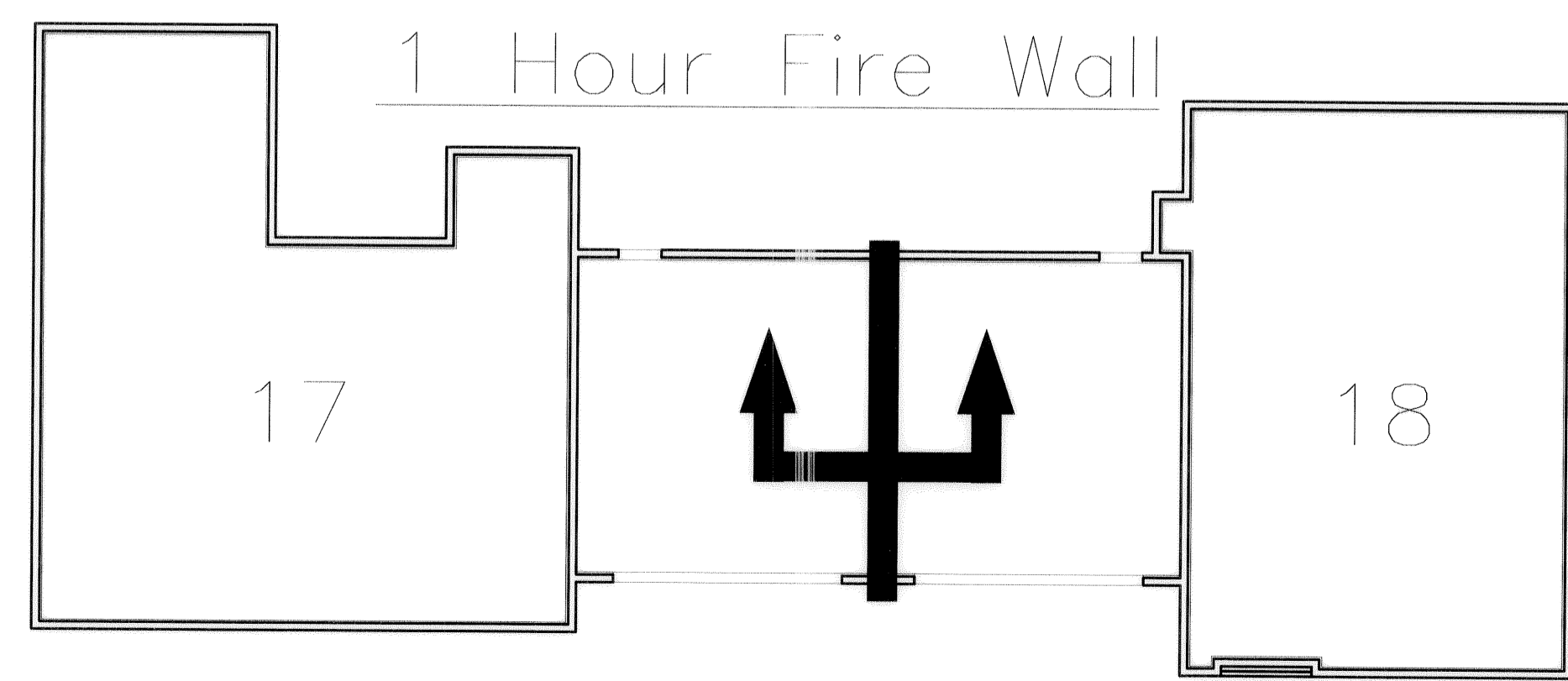
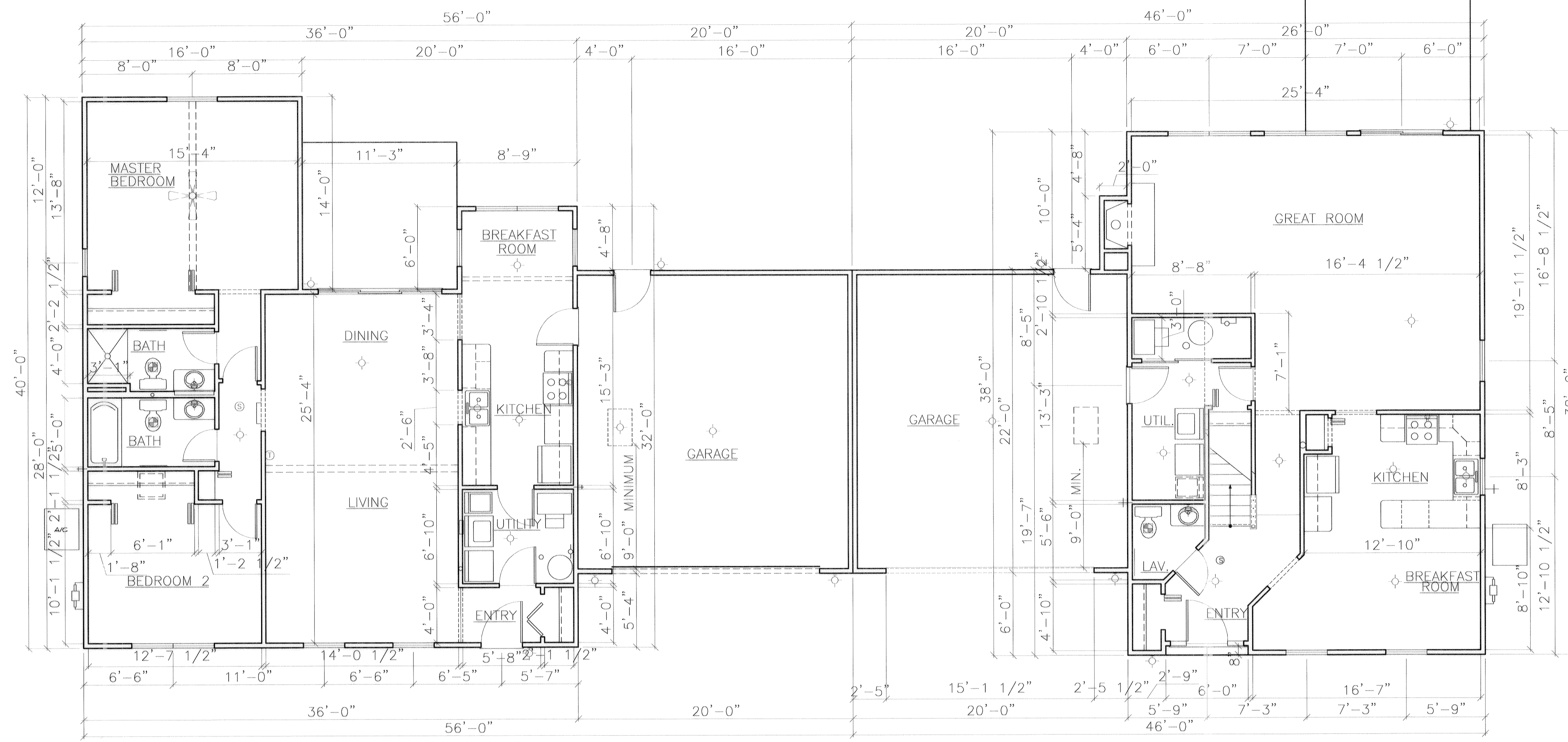


EXHIBIT "B"
 SHEET 2
 ENGINEER'S CERTIFICATION
 I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 17 & 18, Building "I" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.
 MICHAEL A. VITT
 PROFESSIONAL ENGINEER
 NO. 61750
 DATE 9/17/04



DRAWN	T.N.H.
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Sep, 13 2004
TIME	09:50 AM
FILE NAME	FFL-I.DWG

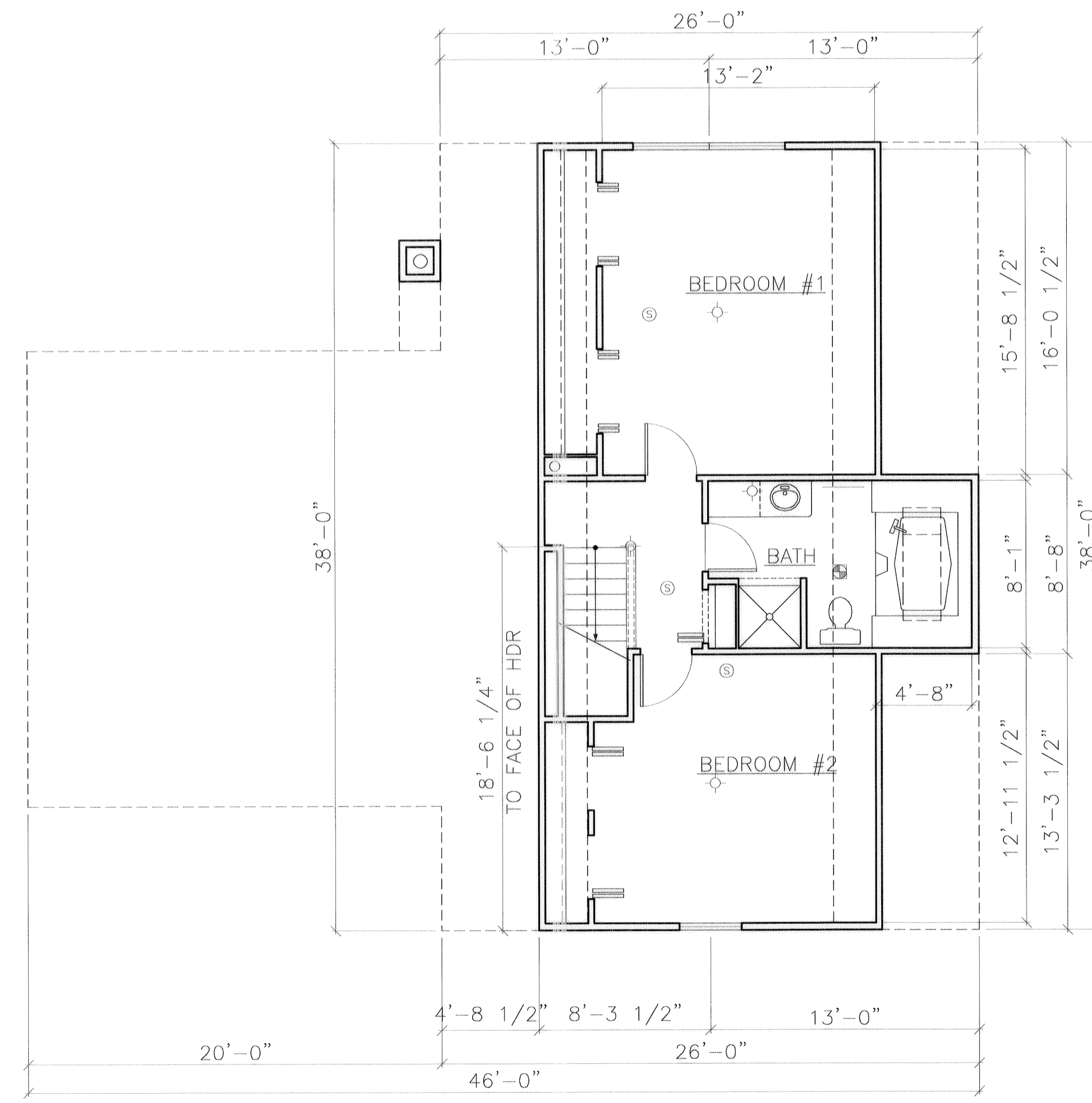
SHEET	3/7
OF SHEETS	



Unit #17

First Floor Plan

Unit #18



Unit #18

Second Floor Plan

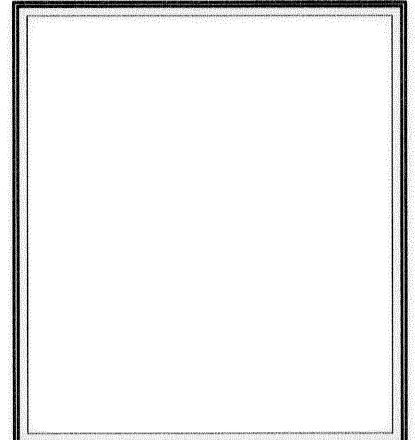
EXHIBIT "B"
SHEET 3

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 17 & 18, Building "1" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

Michael A. Vitt 9/13/04
MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750 DATE

REVISION	DATE



**AS-BUILT FLOOR PLANS
BUILDING "1" (UNITS 17 & 18)
FAIRFIELD LANE, NORTH RIDGEVILLE**

WHITLATCH & CO.

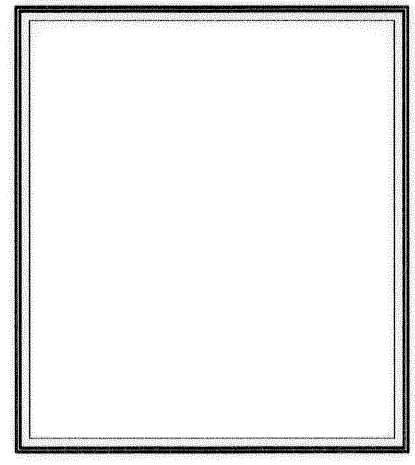
BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

DRAWN T.N.H.
SCALE 3/16" = 1'-0"
PROJECT FAIRFIELD LANE
DATE Sep, 13 2004
TIME 09:50 AM
FILE NAME FFL-1.DWG

SHEET
4/7
OF SHEETS

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REVISION	DATE



WHITLATCH & CO.
 BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500
**AS-BUILT ELEVATIONS
 BUILDING "N" (UNITS 27 & 28)
 FAIRFIELD LANE, NORTH RIDGEVILLE**

30 YEAR ASPHALT SHINGLES ON
 15# ASPHALT FELT PAPER ON
 ORIENTED STRAND BD. ON APPROVED
 2X WOOD BLDG. PANELS @ 16" O/C
 (SEE SECTION ON SHEET N-1)

A WATERPROOF MEMBRANE SHALL
 BE PLACED AT EVERY EAVE EDGE
 EXTENDING TO A POINT A MINIMUM OF
 24" INSIDE THE EXTERIOR WALL LINE

*** ALL NOTES
 TYPICAL UNLESS
 OTHERWISE NOTED

ALL WINDOW & DOOR
 TRIM TO BE 'NU-WOOD'
 OR APPROVED EQUAL
 AS PLACED & INDICATED

6" ALUMINUM FASCIA ON
 1x6 WOOD SUB-FASCIA W/
 VENTED ALUMINUM SOFFIT

4" ALUMINUM GUTTERS AND
 DOWNSPOUTS, TIE D.S. IN TO
 SPLASH BLOCKS

DOUBLE 4" SIDING
 W/6" CORNER TRIM

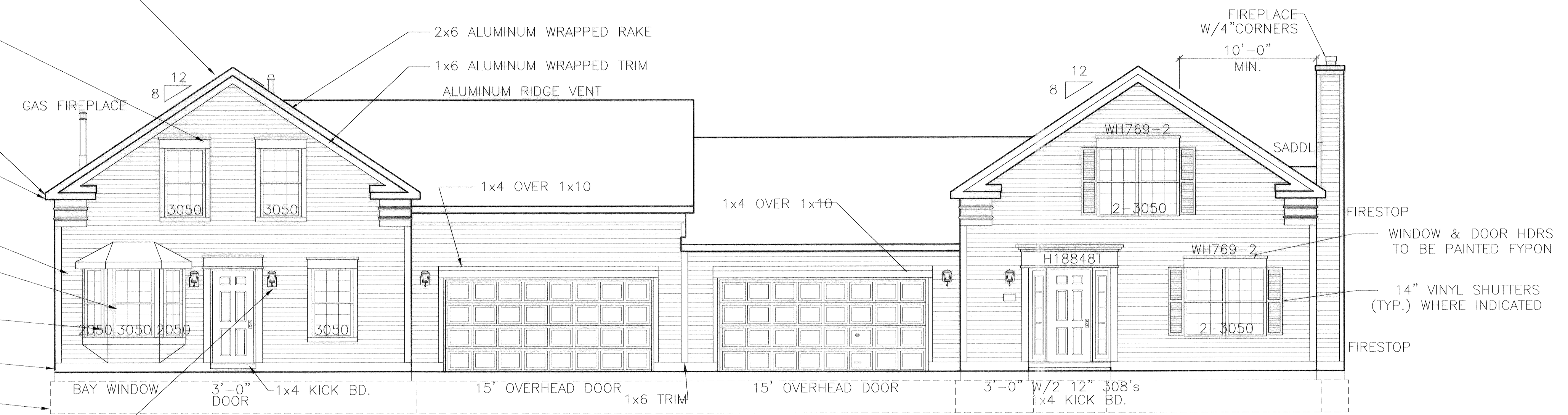
ALL WINDOWS ARE TO BE
 SINGLE HUNG THERMAL PANE

1X4 TRIM BOARD
 (TYP.) WHERE INDICATED

ARCHITECTURAL FINISH

12"x28" CONTINUOUS
 CONCRETE FOOTING

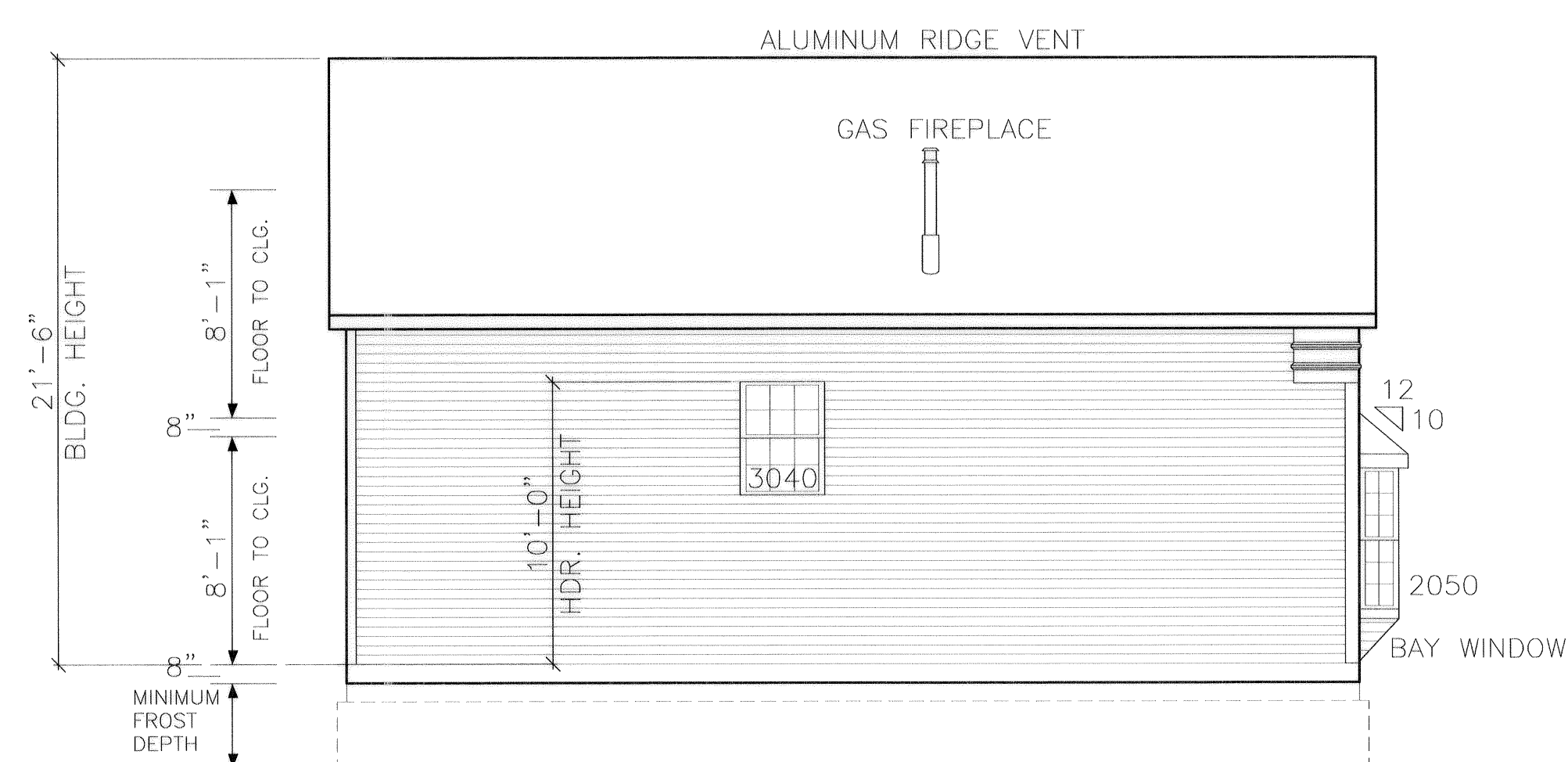
STANDARD COACH LIGHT ON
 "J BLOCK" LIGHT BLOCKS
 (TYP.) WHERE INDICATED



Unit #28
SHEFFIELD B

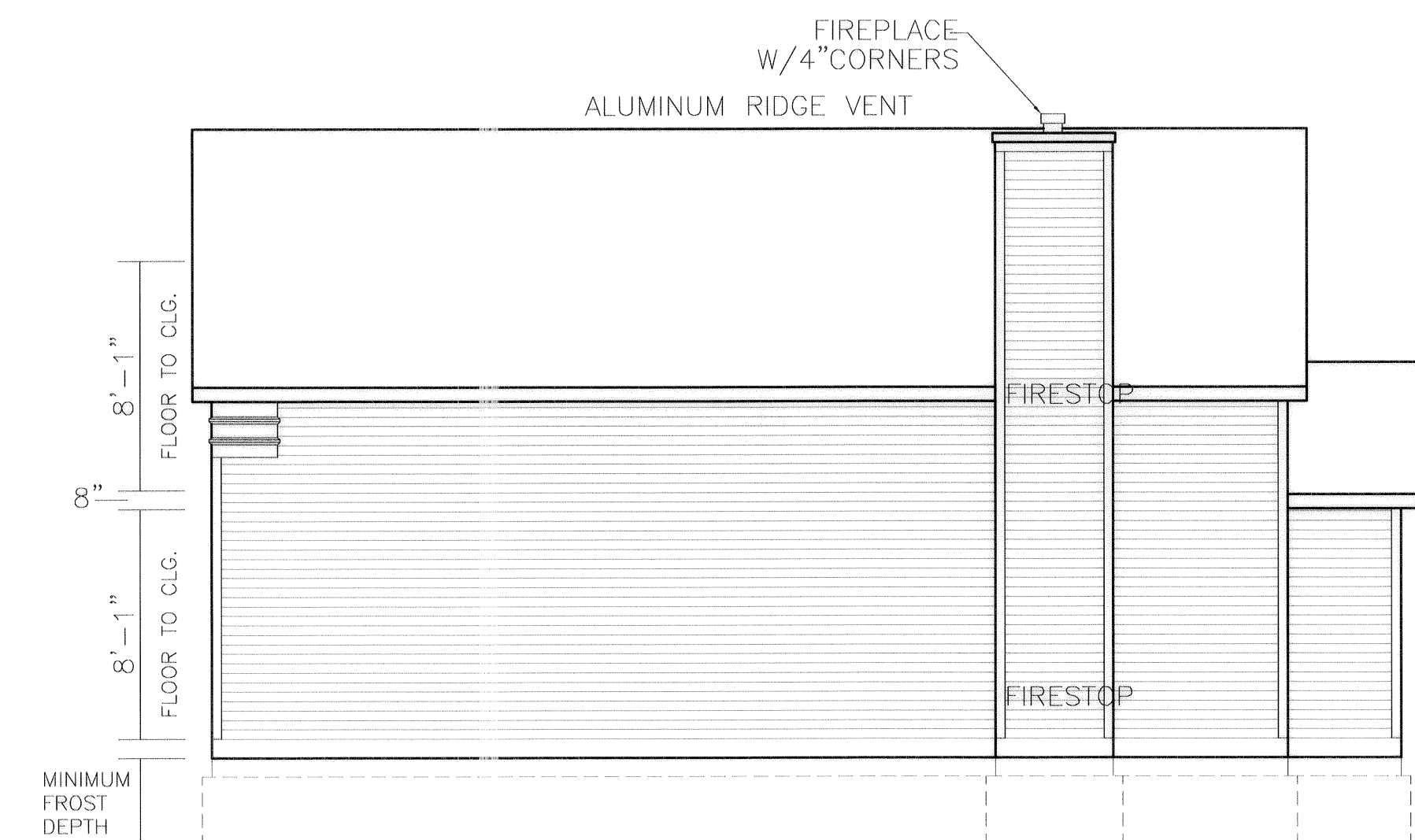
Front Elevation

Unit #27
WYNDHAM A



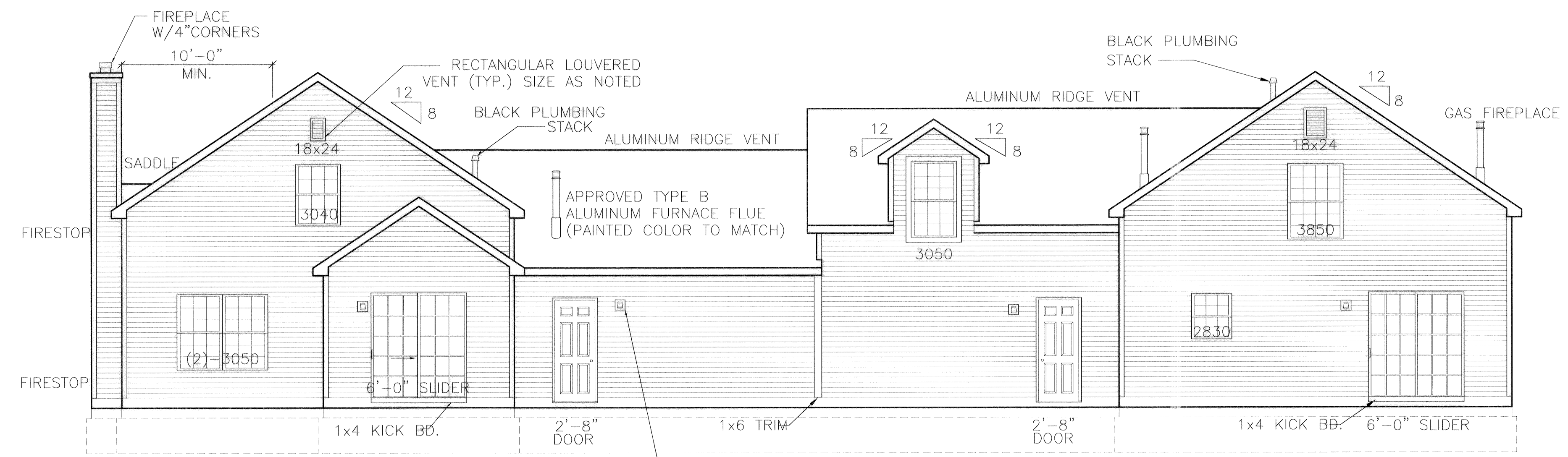
Unit #28
SHEFFIELD B

Left Elevation



Unit #27
WYNDHAM A

Right Elevation



Unit #27
WYNDHAM A

Rear Elevation

Unit #28
SHEFFIELD B

EXHIBIT "B"
SHEET 4

ENGINEER'S CERTIFICATION
 I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 27 & 28, Building "N" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

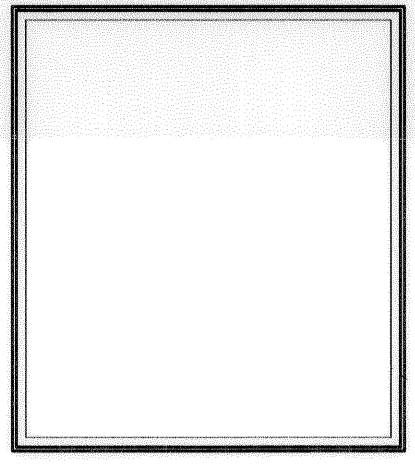
Michael A. Vitt 9/17/04
 MICHAEL A. VITT
 PROFESSIONAL ENGINEER
 NO. 61750

DRAWN	T.N.H.
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Sep, 13 2004
TIME	09:49 AM
FILE NAME	FFL-N.DWG

SHEET	5/7
OF	SHEETS

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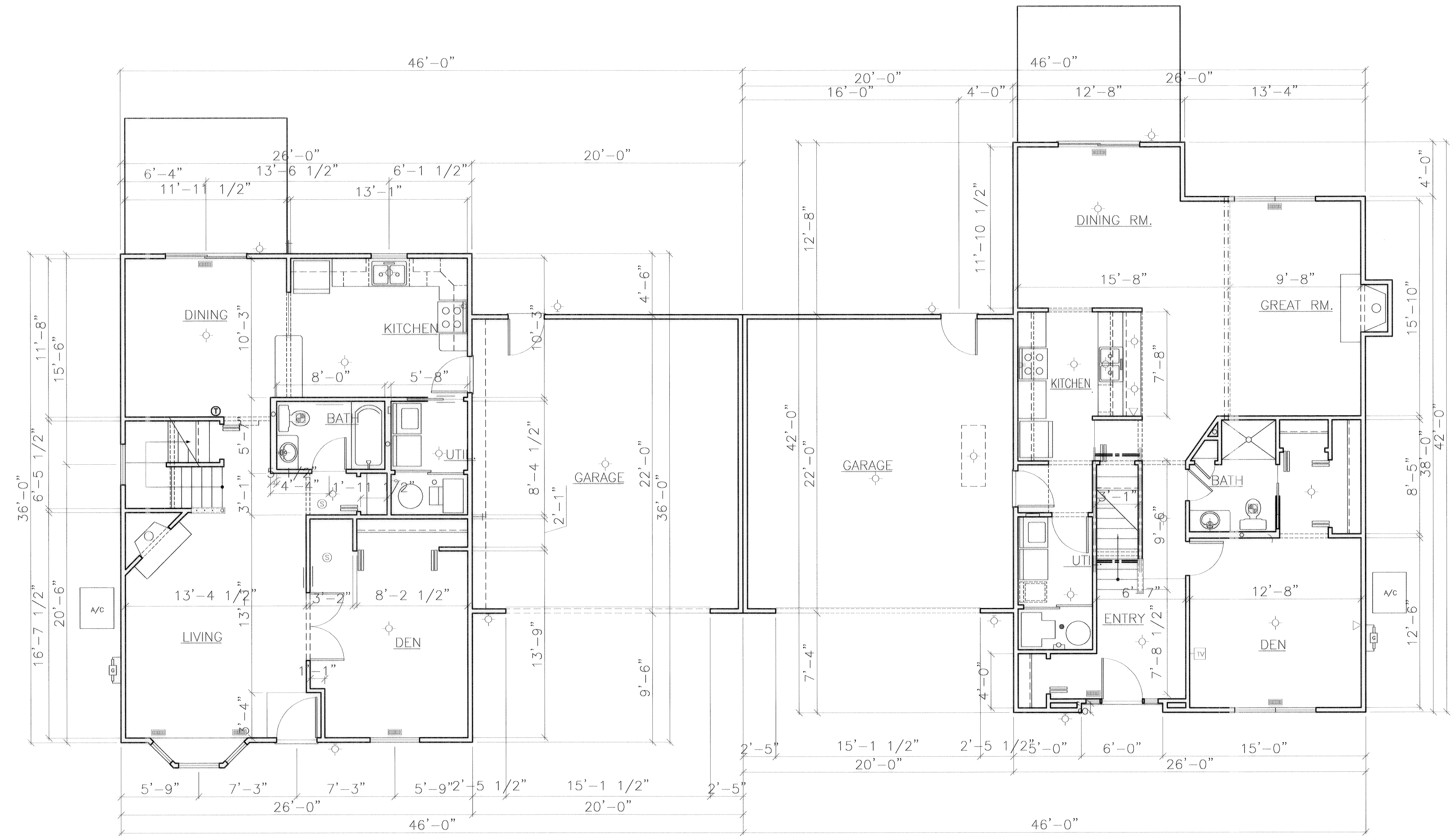
REVISION	DATE



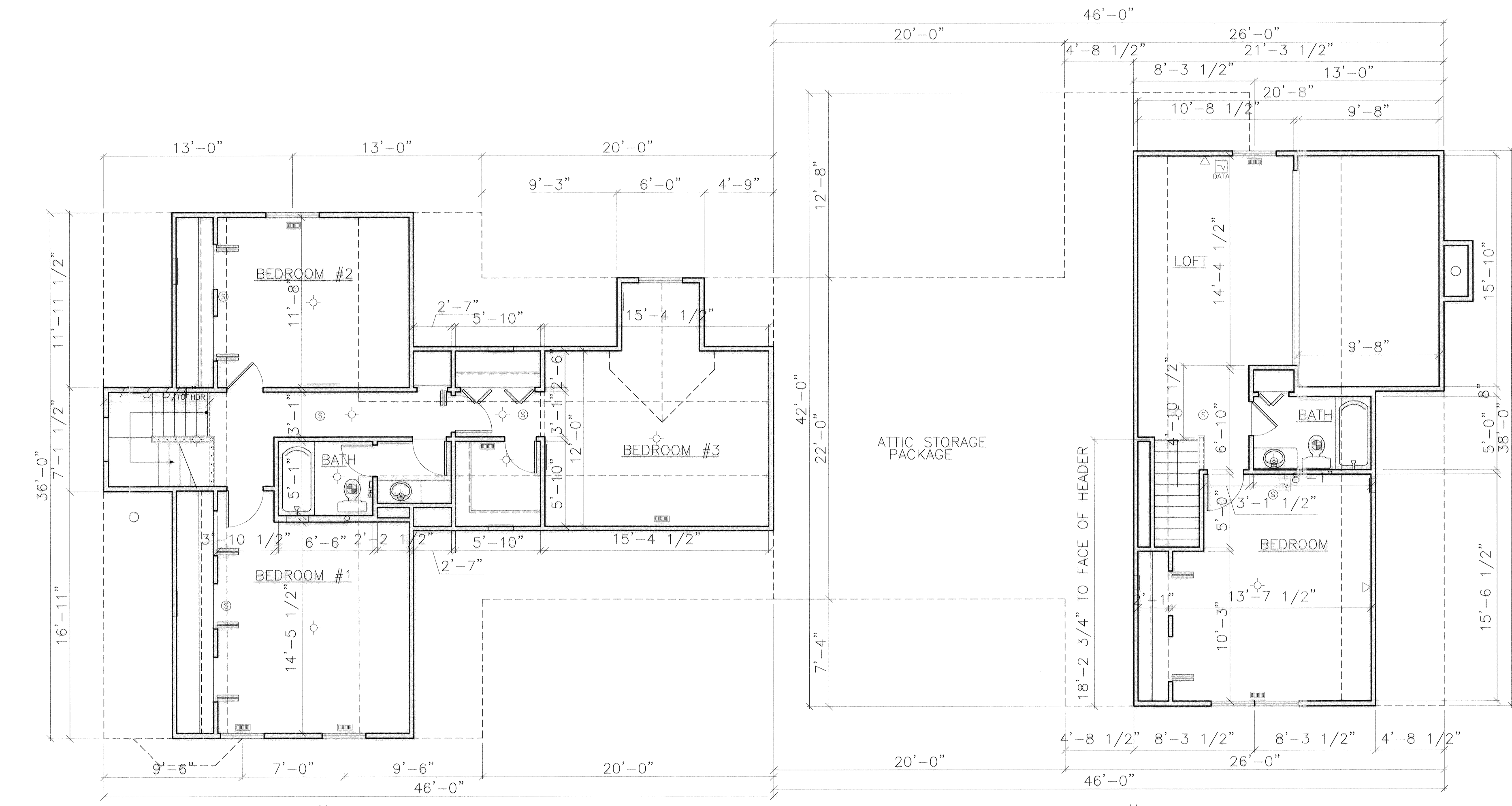
**AS-BUILT FLOOR PLANS
BUILDING "N" (UNITS 27 & 28)
FAIRFIELD LANE, NORTH RIDGEVILLE**

WHITLATCH & CO.
BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

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Unit #28 First Floor Plan Unit #27



Unit #28 Second Floor Plan Unit #27

EXHIBIT "B"
SHEET 6

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 27 & 28, Building "N" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

MICHAEL A. VITT
 PROFESSIONAL ENGINEER
 NO. 61750

DATE

DRAWN	T.N.H.
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Sep. 13 2004
TIME	09:49 AM
FILE NAME	FLL-N.DWG

SHEET	7/7
OF SHEETS	