

# Ninth 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 G: Units 13 & 14**  
**Building Q: Units 33 & 34**

**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 WATERBURY, OHIO THIS 14th DAY OF MAY, 2005.

BY: [Signature]  
WILLIAM C. WHITLATCH, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS [Signature]  
WITNESS [Signature] ANN KOHUT

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 WATERBURY, OHIO, THIS 14th DAY OF MAY, 2005.

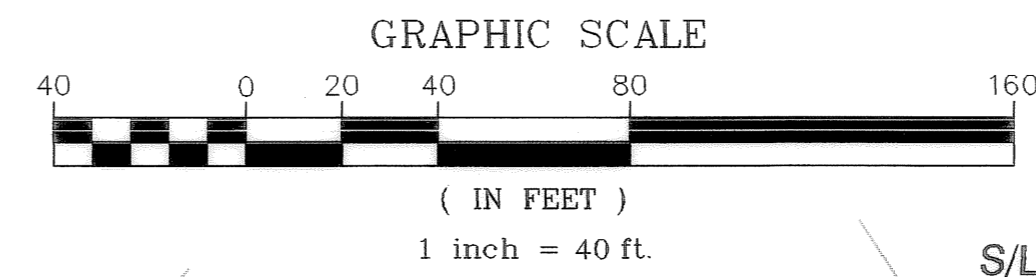
[Signature]  
ANN M. KOHUT  
Notary Public, State of Ohio  
My Commission Expires 12/31/2006  
Recorded in Summit County  
MY COMMISSION EXPIRES

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.

[Signature]  
James R. Pegoraro, Jr., P.S. # 8150

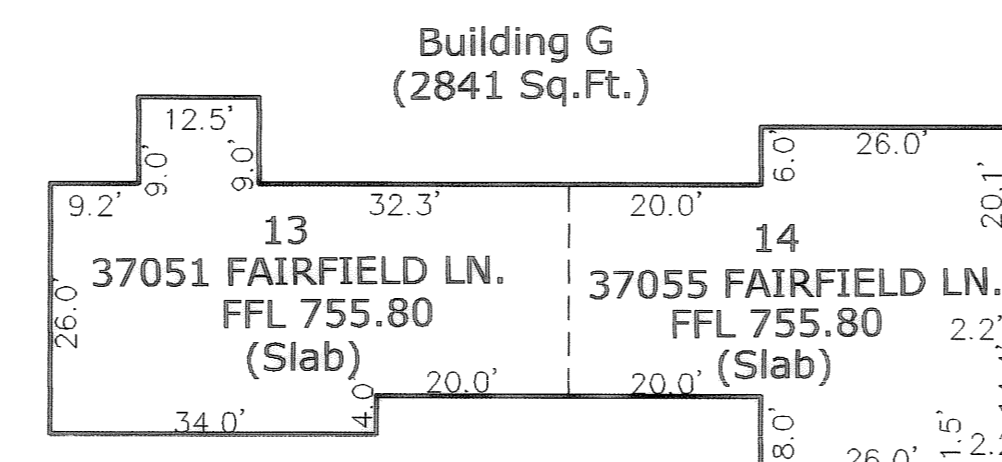
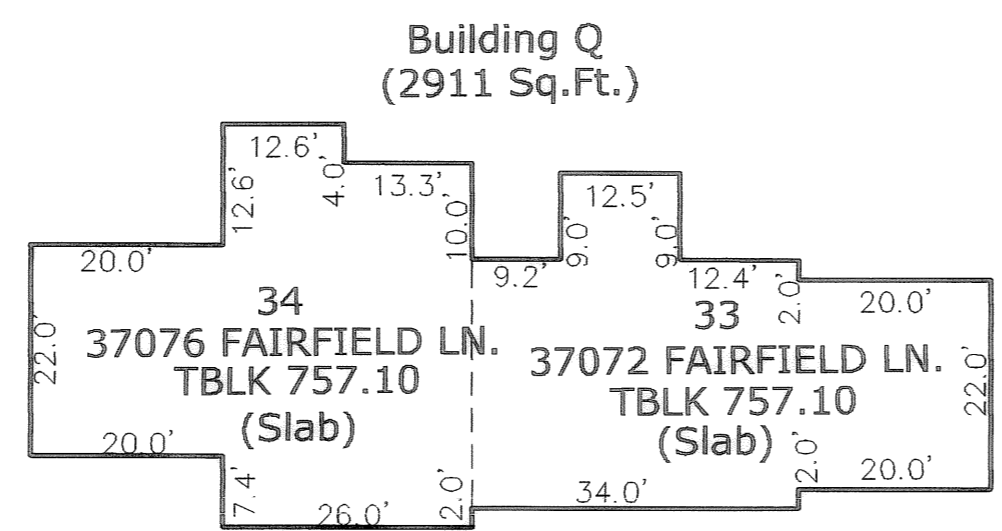
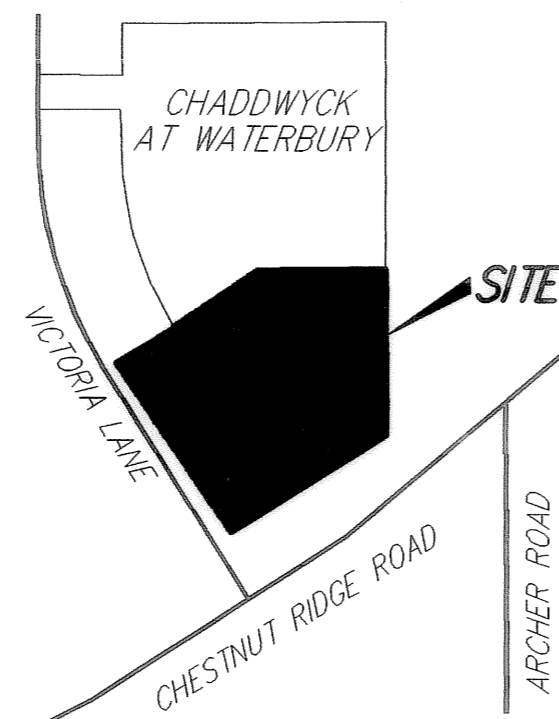
I MICHAEL A. VITT hereby certify that these drawings set forth the dimensions of units 13 & 14 of building G and units 33 & 34 of building Q in the FAIRFIELD LANE CONDOMINIUM. The entire space within these dimensions makes up each unit. This plat was prepared in accordance with the provisions of Chapter 5311-07 of the Ohio Administrative Code.

[Signature]  
Michael A. Vitt, P.E. # 61750

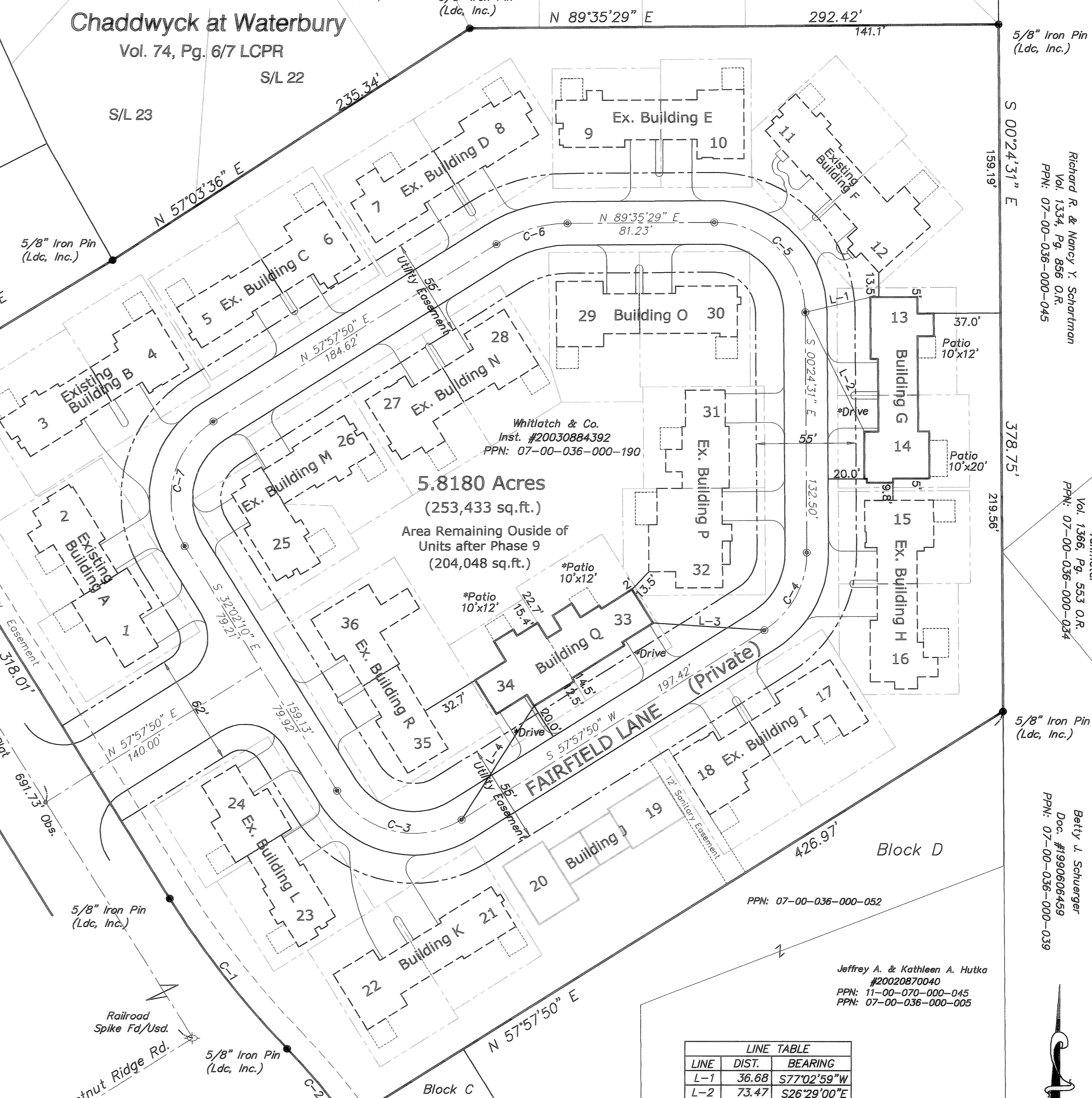


A - Units 1/2	1st Amend.	Surveyor	Date
B - Units 3/4	1st Amend.	Vol. 79	Pg. 61-69
C - Units 5/6	6th Amend.	Vol. 83	Pg. 49-52
D - Units 7/8	4th Amend.	Vol. 82	Pg. 1-13
E - Units 9/10	3rd Amend.	Vol. 81	Pg. 22
F - Units 11/12	2nd Amend.	Vol. 81	Pg. 11-14
G - Units 13/14		Vol. 82	Pg. 20-26
H - Units 15/16	3rd Amend.	Vol. 81	Pg. 22
I - Units 17/18	5th Amend.	Vol. 82	Pg. 20-26
J - Units 19/20		Vol. 82	Pg. 1-13
K - Units 21/22	8th Amend.	Vol. 84	Pg. 77-80
L - Units 23/24	4th Amend.	Vol. 82	Pg. 1-13
M - Units 25/26	4th Amend.	Vol. 82	Pg. 1-13
N - Units 27/28	5th Amend.	Vol. 82	Pg. 20-26
O - Units 29/30	7th Amend.	Vol. 84	Pg. 45
P - Units 31/32	3rd Amend.	Vol. 81	Pg. 22
Q - Units 33/34		Vol. 82	Pg. 1-13
R - Units 35/36	4th Amend.	Vol. 82	Pg. 1-13

1 TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-502  
OF THE REV. OHIO PROBATE CODE  
JUN 22 2006  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



**Building Detail**  
1" = 20'



**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
- Denotes LIMITED COMMON AREA
- Denotes Building Platted Under Previous Declarations
- ⊙ = Not an existing monument

LINE	DIST.	BEARING
L-1	36.68	S77°02'59"W
L-2	73.47	S26°29'00"E
L-3	61.72	S86°25'30"E
L-4	74.43	S32°36'46"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

**LAND DESIGN consultants**  
www.LDCinc.com  
ENGINEERS PLANNERS SURVEYORS  
8085 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park, Avon, Ohio 44011  
TEL: (440) 255-8463 FAX: (440) 255-8578 FAX: (440) 937-5602 (440) 937-5602

DATE: May 18th, 2005  
SCALE: HOR. 1"=40'  
VERT. none  
FILENAME: CPlot-9  
COMPUTER: JP  
FIELD CREW: \_\_\_\_\_

**Plat of Phase -9 of  
Fairfield Lane Condominium**

SHEET 1 OF 7  
CONTRACT No. White1-0203

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

Sheldon L. & Betty S. Yonemier  
Vol. 1366, Pg. 553 O.R.  
PPN: 07-00-036-000-034

Betty J. Schuenger  
Doc. #1990608499  
PPN: 07-00-036-000-039

Jeffrey A. & Kathleen A. Hutka  
#20020870040  
PPN: 11-00-070-000-045  
PPN: 07-00-036-000-005

REVISION	DATE

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RIDGE VENT IN DORMER (TYP.)  
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)

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 CITY STORM SEWERS

DOUBLE 4" SIDING W/6" CORNER TRIM

ALL WINDOWS ARE TO BE SINGLE HUNG THERMAL PANE

1x4 WOOD TRIM BOARD (TYP.) WHERE INDICATED (RIPPED FROM 1X6) PAINTED

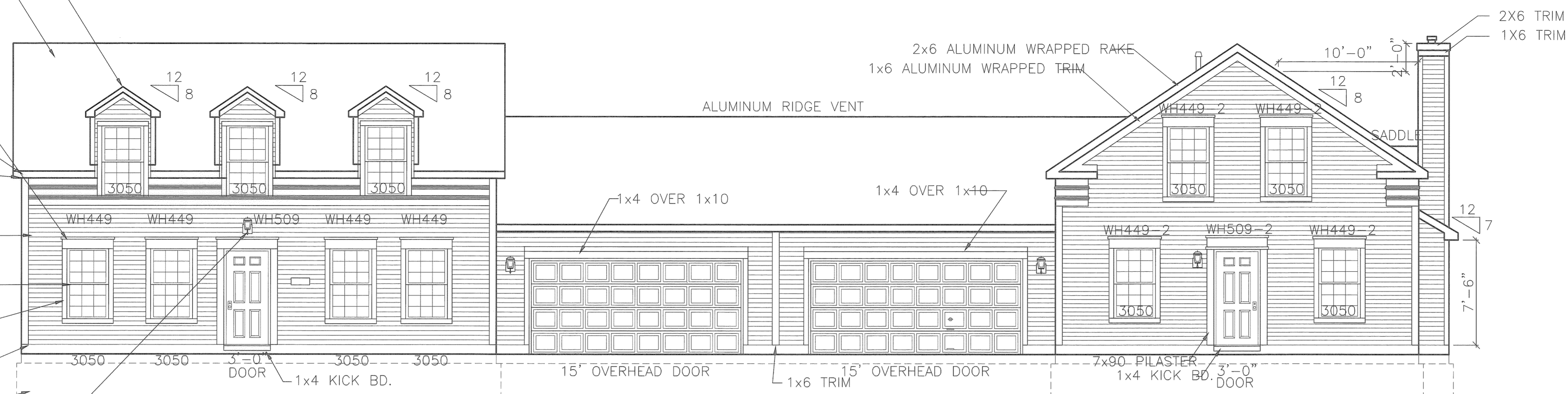
ARCHITECTURAL FINISH

12"x28" CONTINUOUS CONCRETE FOOTING

TURNED DOWN COACH LIGHT ON "J BLOCK" LIGHT BLOCKS

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

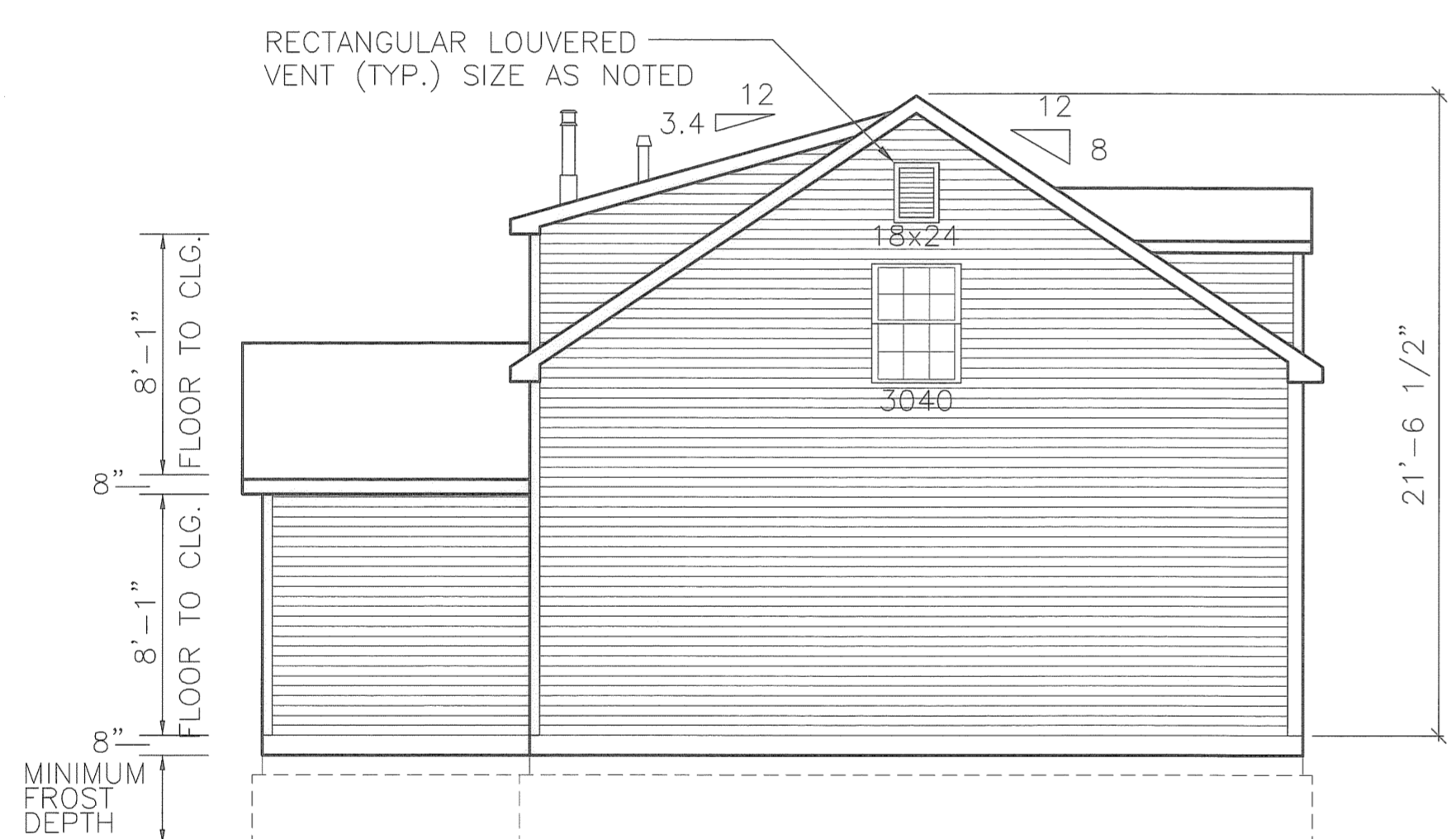
\*\*\* ALL NOTES TYPICAL UNLESS OTHERWISE NOTED



Unit #13  
BERKSHIRE 3-B

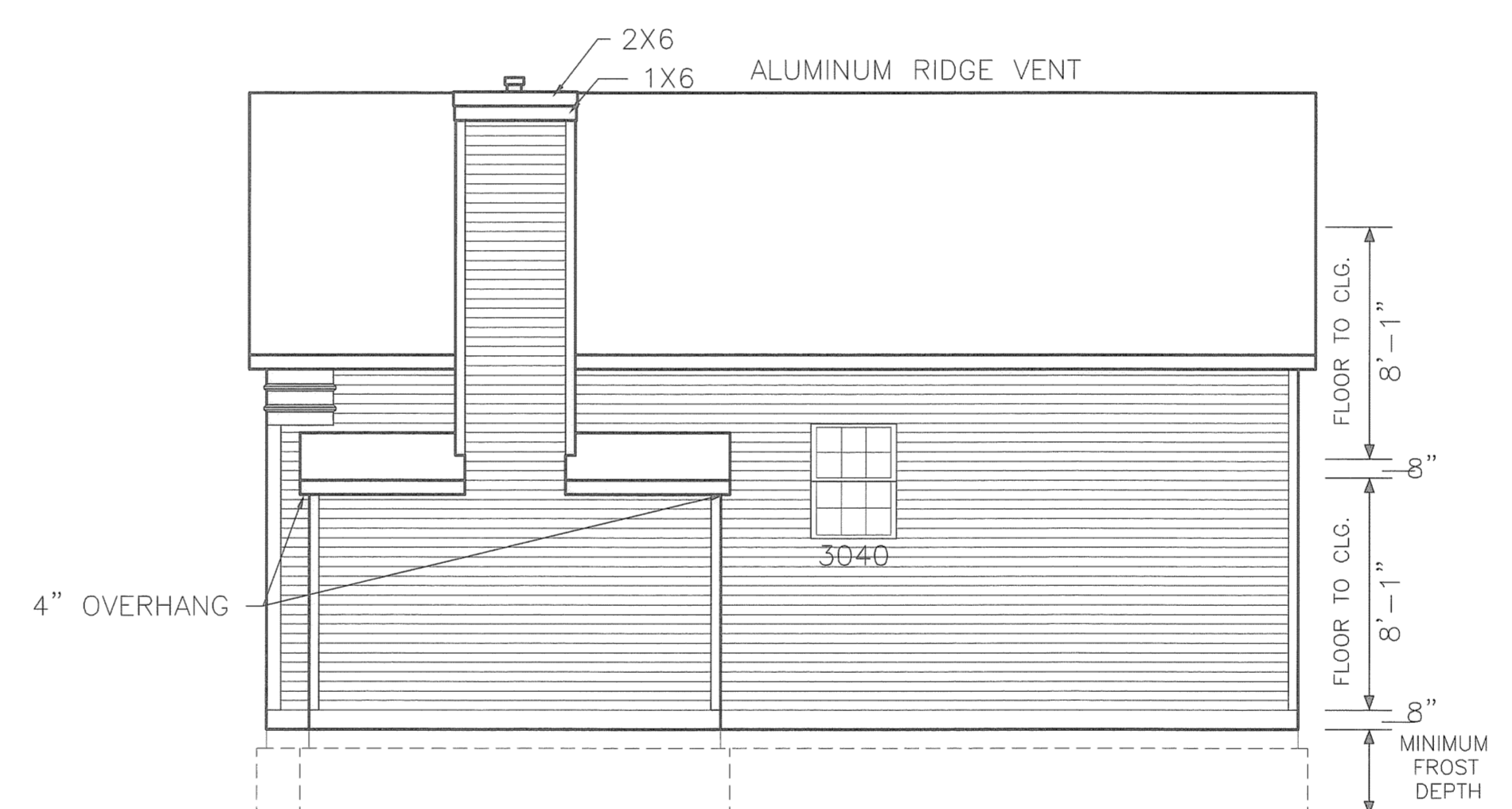
Front Elevation

Unit #14  
SHEFFIELD-A



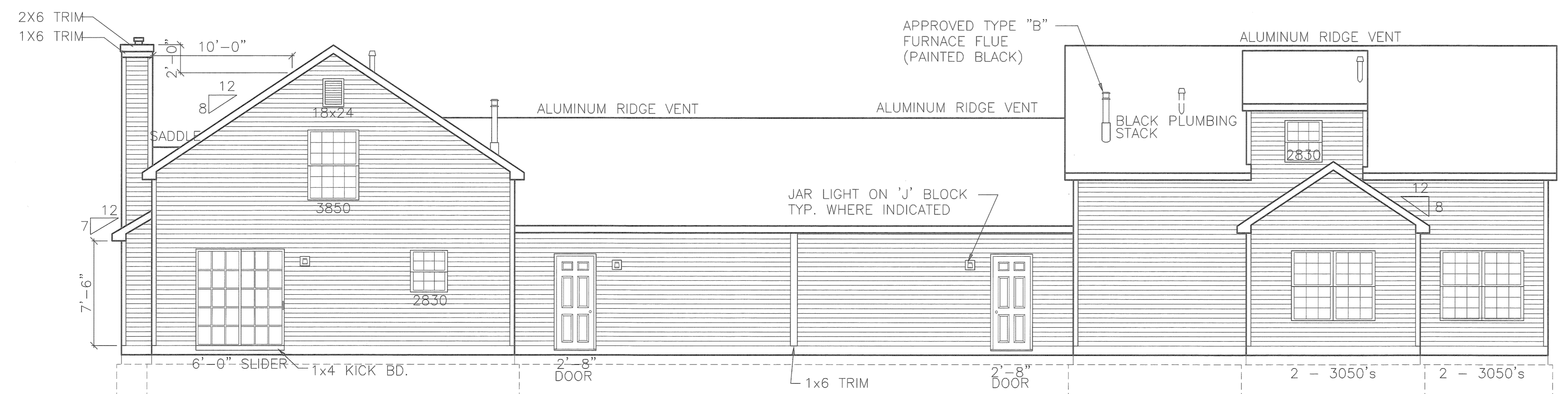
Unit #13  
BERKSHIRE 3-B

Left Elevation



Unit #14  
SHEFFIELD-A

Right Elevation



Unit #14  
SHEFFIELD-A

Rear Elevation

Unit #13  
BERKSHIRE 3-B

EXHIBIT "B"  
SHEET 1

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 13 & 14, Building "G" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

*Michael A. Vitt* 5/25/05  
MICHAEL A. VITT  
PROFESSIONAL ENGINEER  
NO. 61750

AS-BUILT ELEVATIONS  
 BUILDING "G" (UNITS 13 & 14)  
 FAIRFIELD LANE, NORTH RIDGEVILLE

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

WHITLATCH & CO.

DRAWN	T.N.H.
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	May, 20 2005
TIME	10:49 AM
FILE NAME	FFL-G.DWG

SHEET	2/7
OF	SHEETS

L:\Drawings\ASBUILT\FLL-G.dwg

REVISION	DATE

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ALL RIGHTS RESERVED.

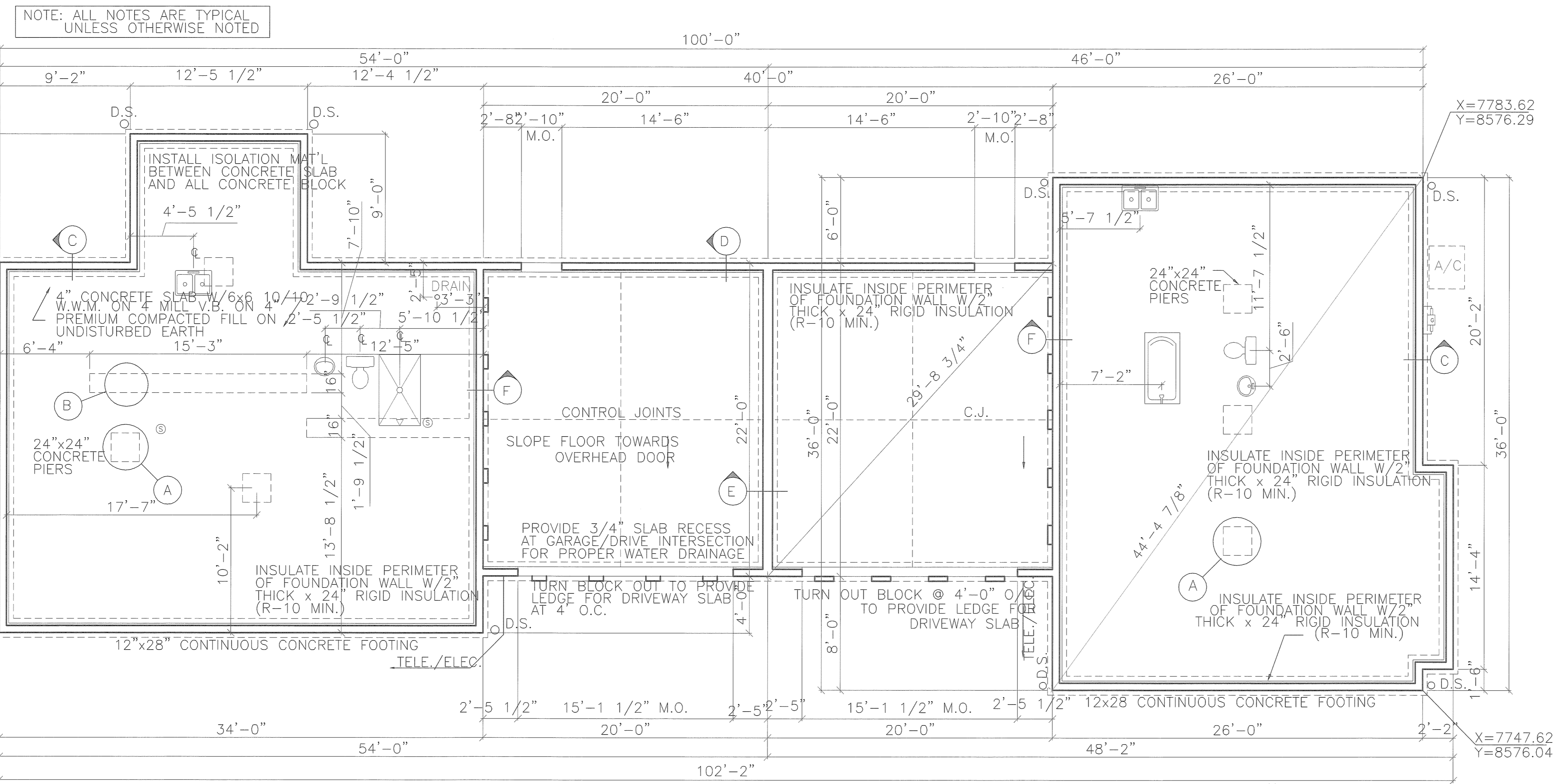
**AS-BUILT FOUNDATION  
BUILDING "G" (UNITS 13 & 14)  
FAIRFIELD LANE, NORTH RIDGEVILLE**

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

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

DRAWN T.N.H.
SCALE 3/16"=1'-0"
PROJECT FAIRFIELD LANE
DATE May, 20 2005
TIME 10:49 AM
FILE NAME FFL-G.DWG

SHEET
3/7
OF SHEETS

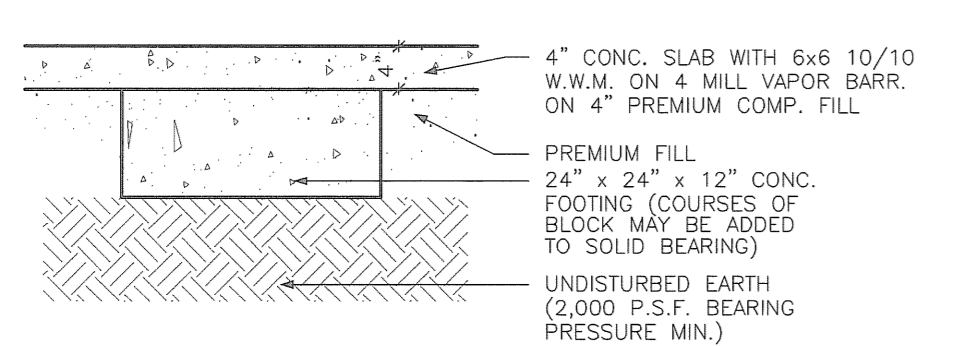


**NOTE:** FOUNDATION DESIGN BASED ON MIN. SOIL CAPACITY OF 2,000 P.S.I. - CONTRACTOR TO VERIFY & NOTIFY ARCHITECT SHOULD SOIL BEARING BE LESS. - CONCRETE STRENGTH DESIGN = 3,000 P.S.I. IN 28 DAY

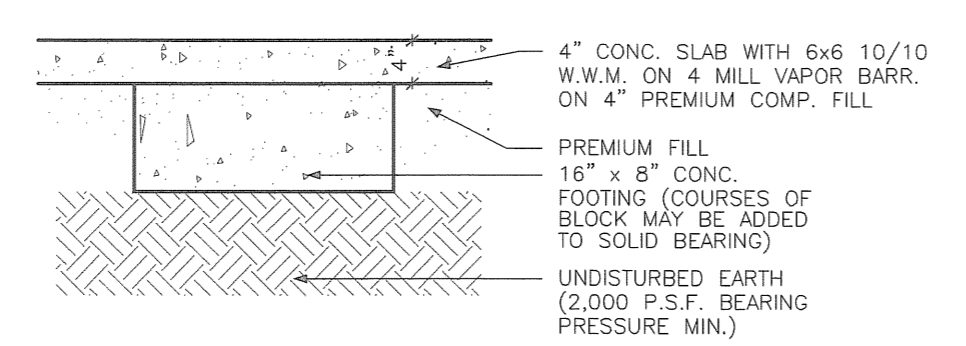
**Unit #13**  
T.O.B. =  
T.O.S. =

**Garage**  
T.O.B. =  
T.O.S. =

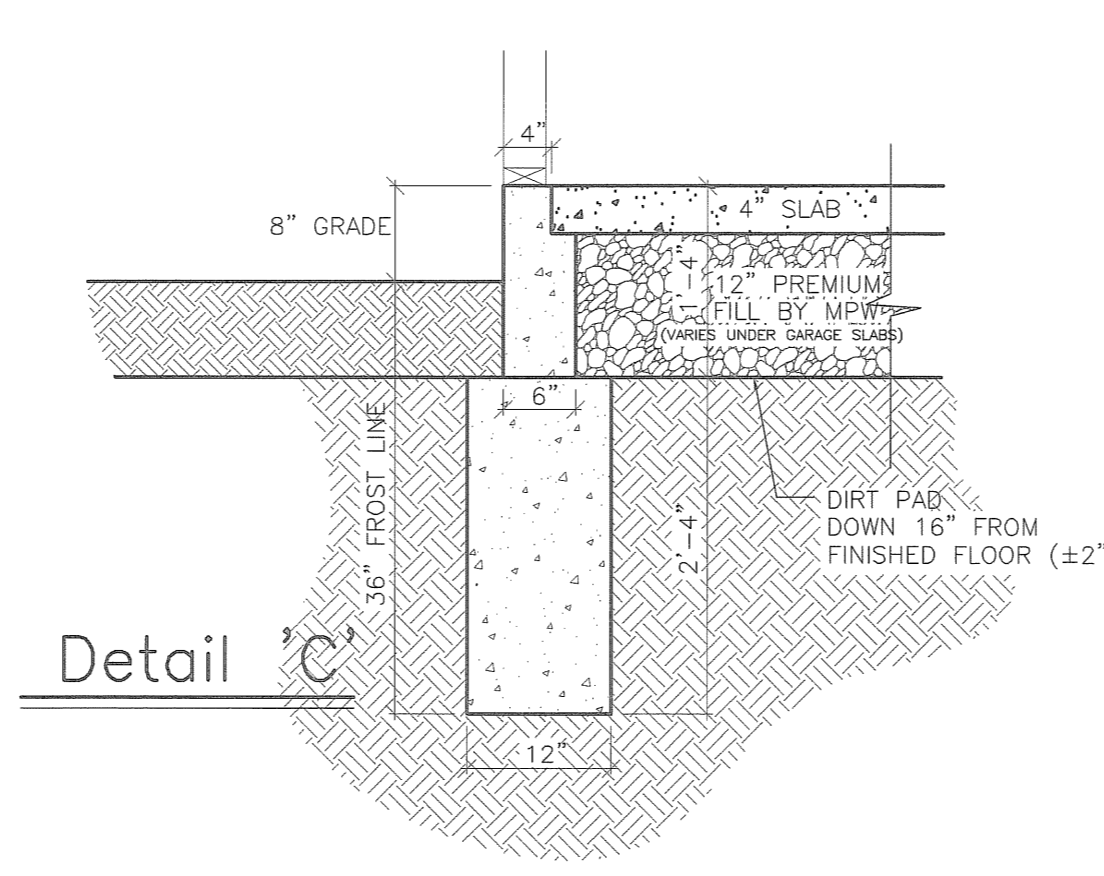
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T.O.B. =  
T.O.S. =



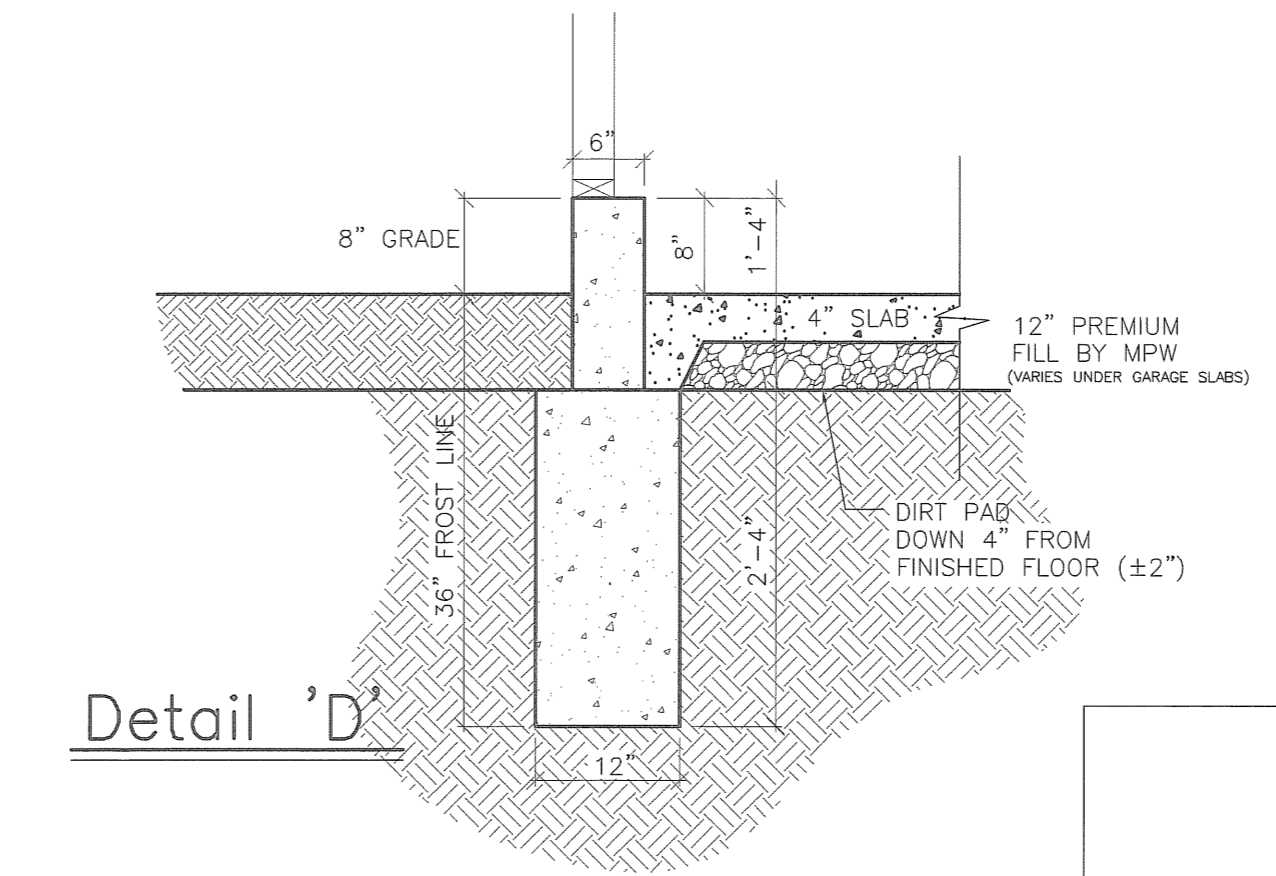
**Detail 'A'**



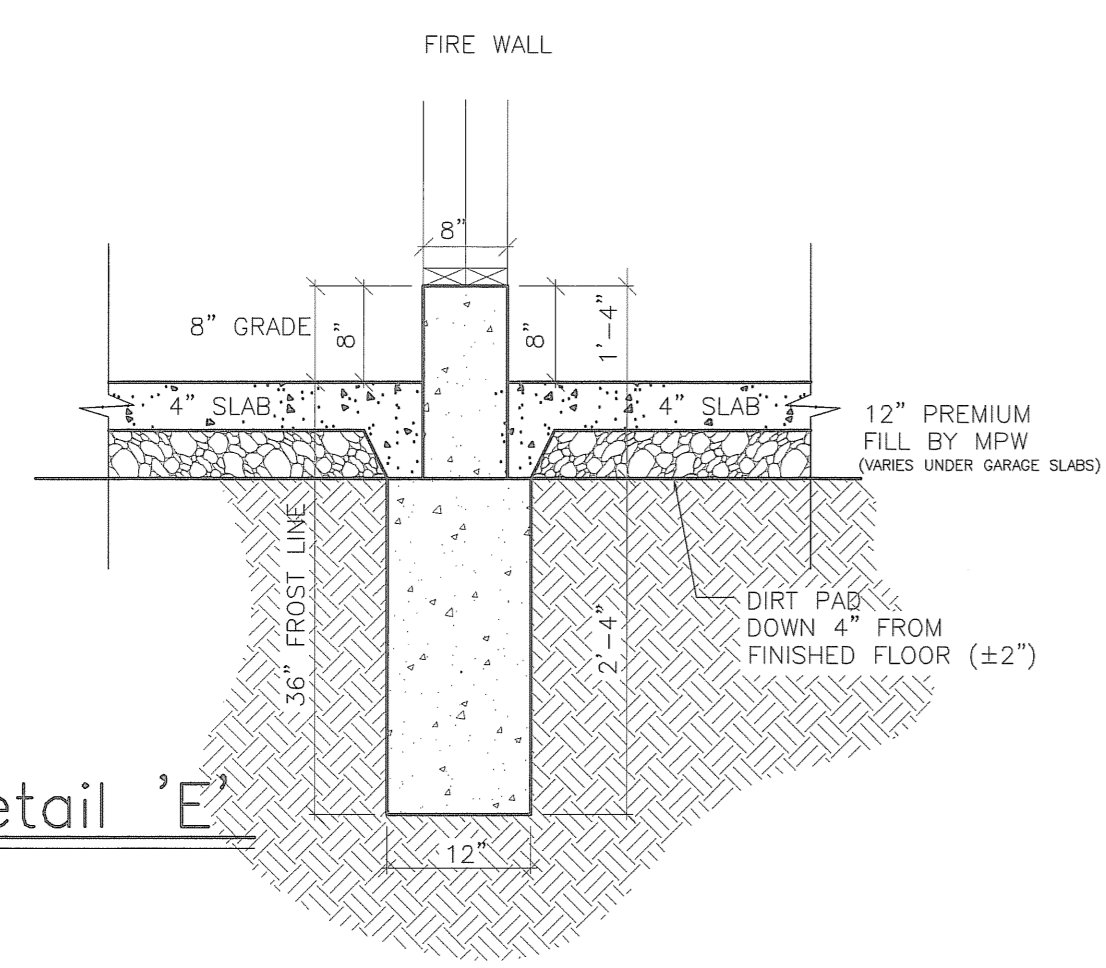
**Detail 'B'**



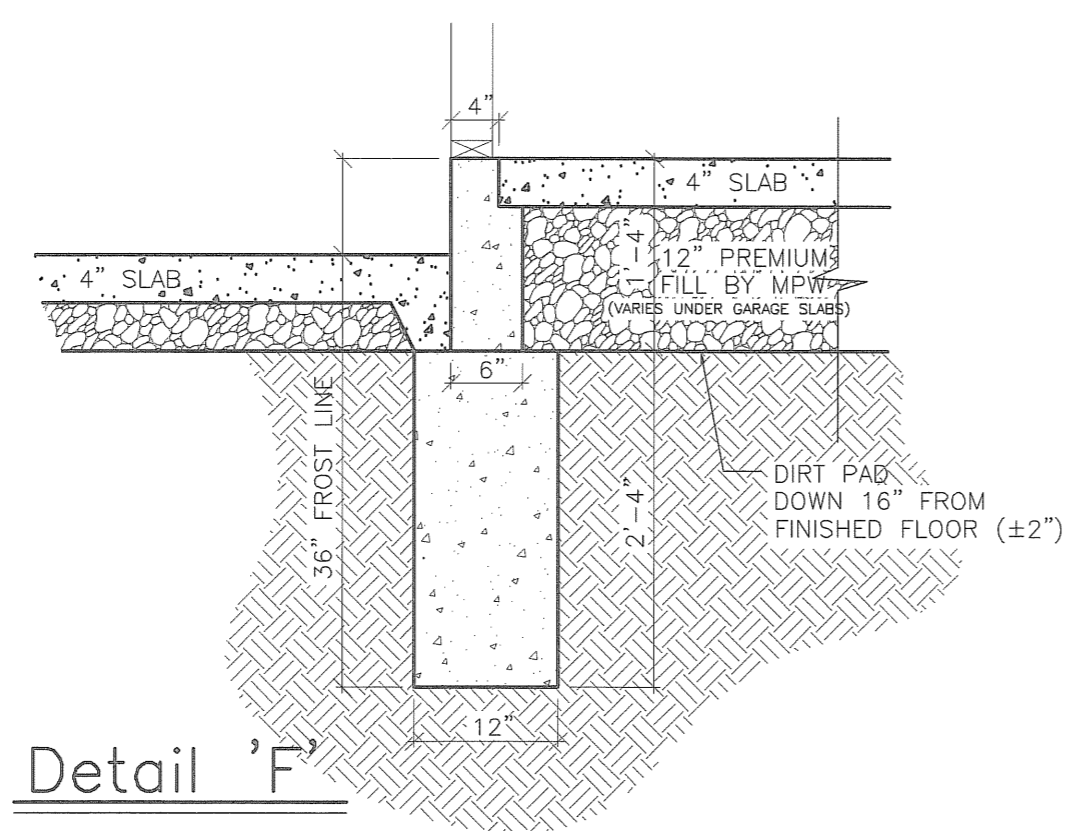
**Detail 'C'**



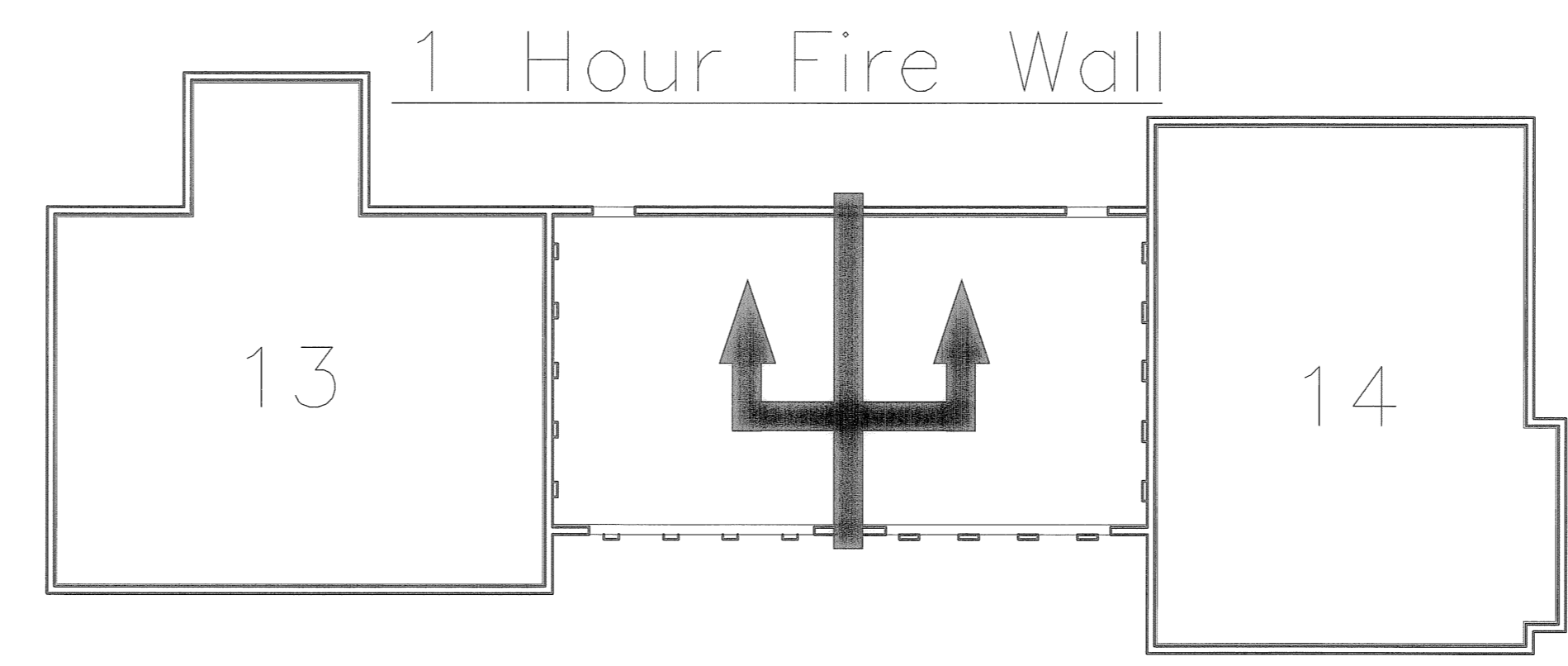
**Detail 'D'**



**Detail 'E'**



**Detail 'F'**



**Fire Separation Schematic**

EXHIBIT "B"  
SHEET 2

**ENGINEER'S CERTIFICATION**  
I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 13 & 14, Building "G" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

*Michael A. Vitt* 5-25-05  
MICHAEL A. VITT, PROFESSIONAL ENGINEER, NO. 61750 DATE

REVISION	DATE

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**AS-BUILT FLOOR PLANS  
BUILDING "G" (UNITS 13 & 14)  
FAIRFIELD LANE, NORTH RIDGEVILLE**

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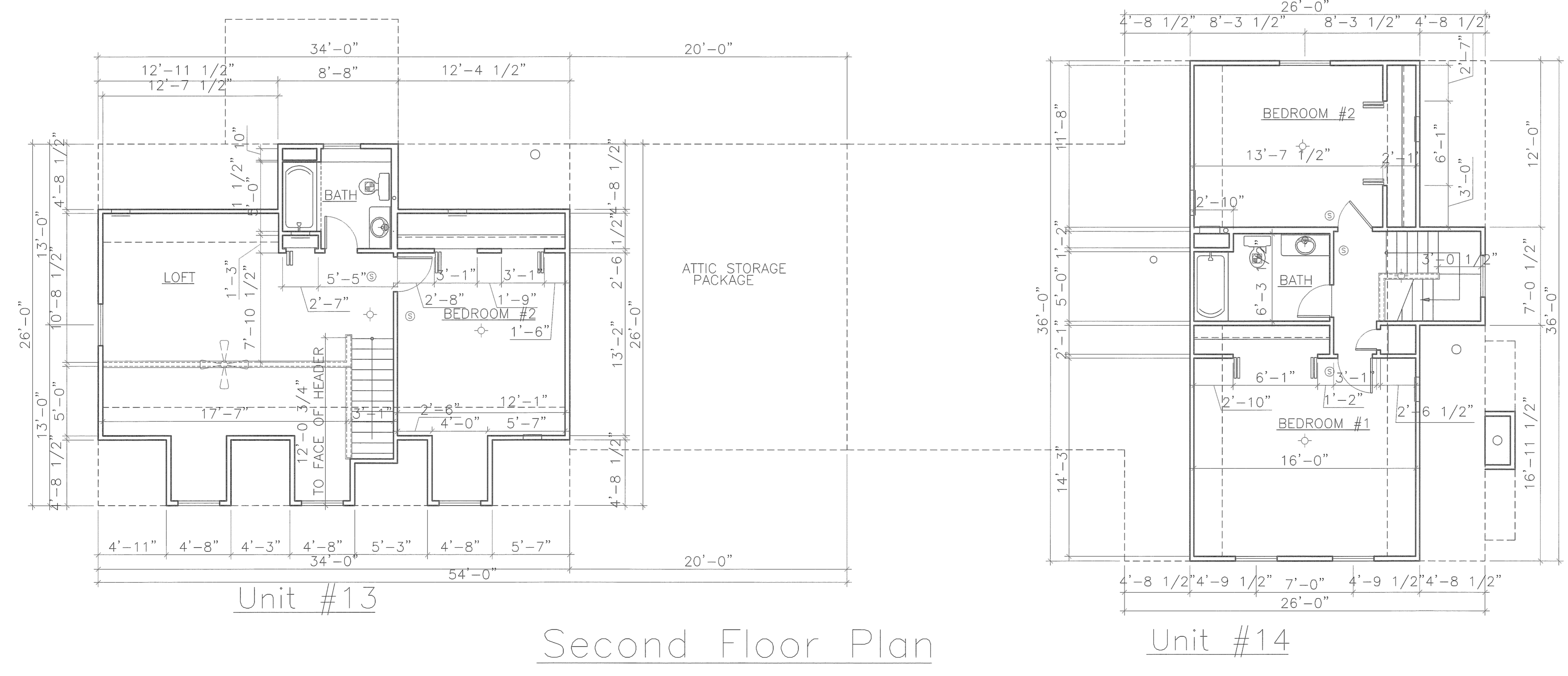
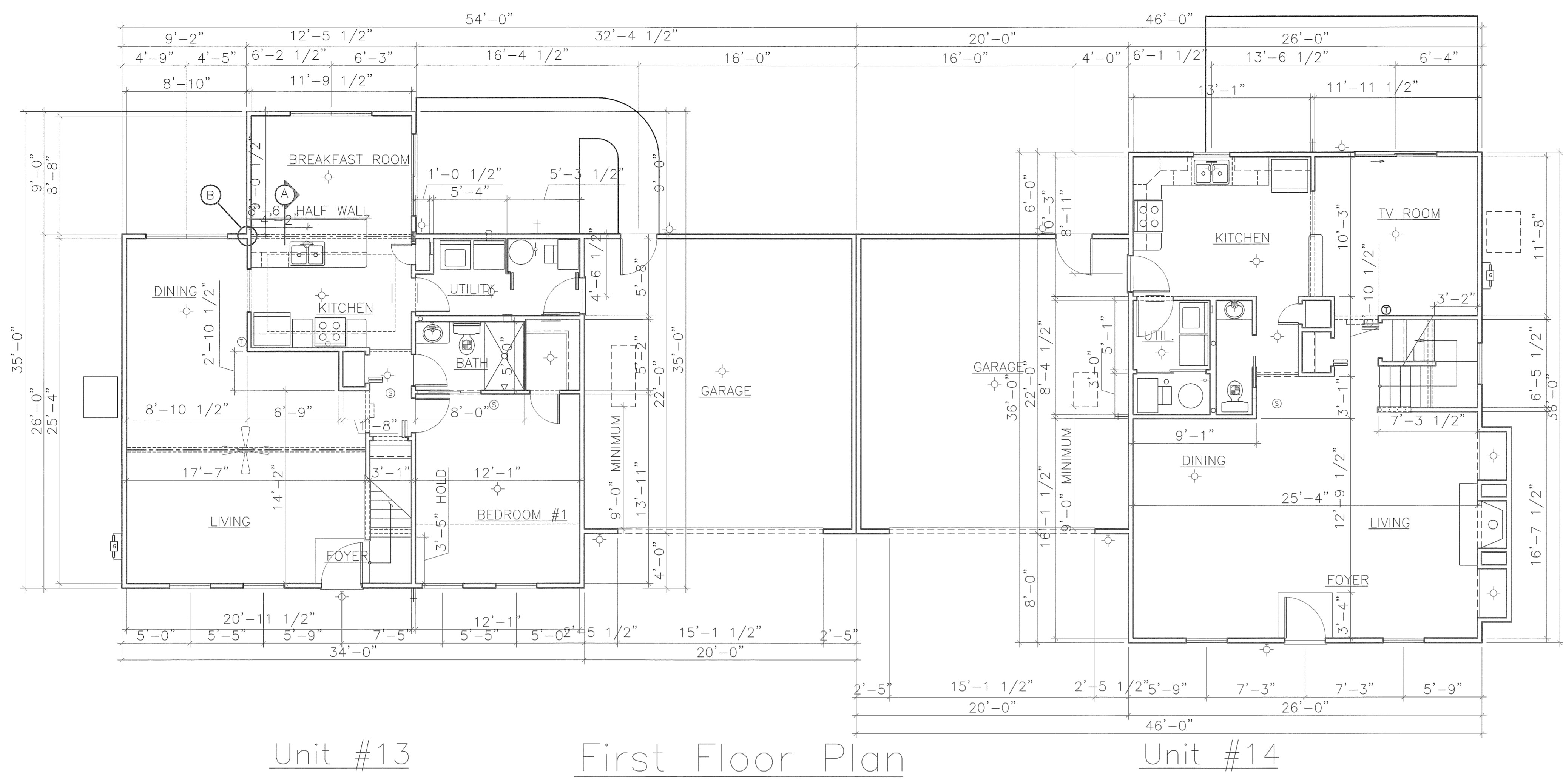


EXHIBIT "B"  
SHEET 3

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 13 & 14, Building "G" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

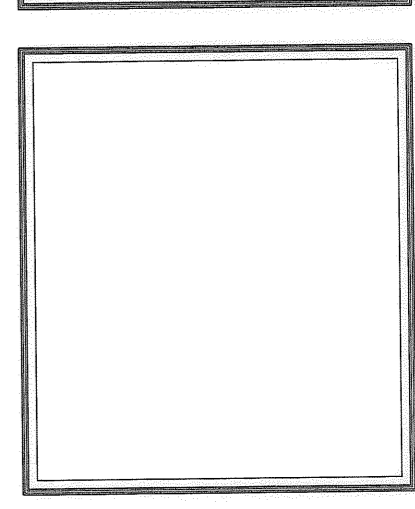
MICHAEL A. VITT  
 PROFESSIONAL ENGINEER  
 NO. 61750

DATE  
 5/27/05

DRAWN	T.N.H.
SCALE	3/16"=1'-0"
PROJECT	FAIRFIELD LANE
DATE	May, 20 2005
TIME	11:01 AM
FILE NAME	FLL-G.DWG

SHEET	4/7
OF	SHEETS

REVISION	DATE



**AS-BUILT ELEVATIONS**  
**BUILDING "Q" (UNITS 33 & 34)**  
**FAIRFIELD LANE, NORTH RIDGEVILLE**  
**WHITLATCH & CO.**  
BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

DRAWN	BMW
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	May, 20 2005
TIME	10:43 AM
FILE NAME	FFL-Q.DWG

SHEET  
**5/7**  
 OF SHEETS

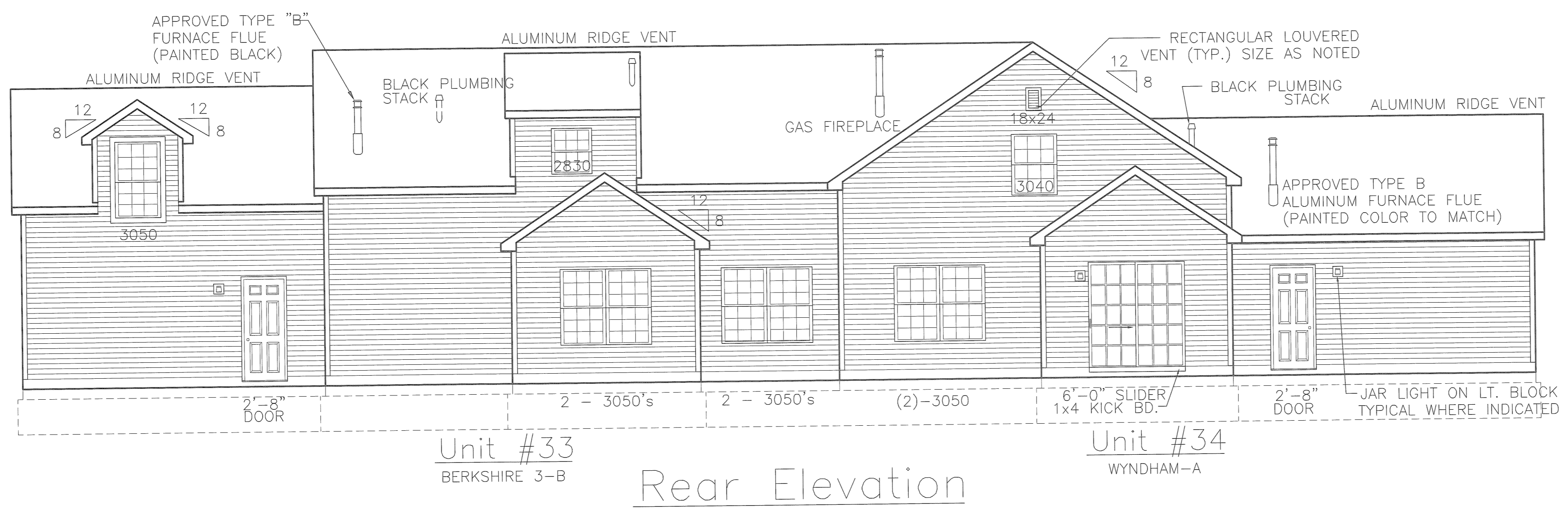
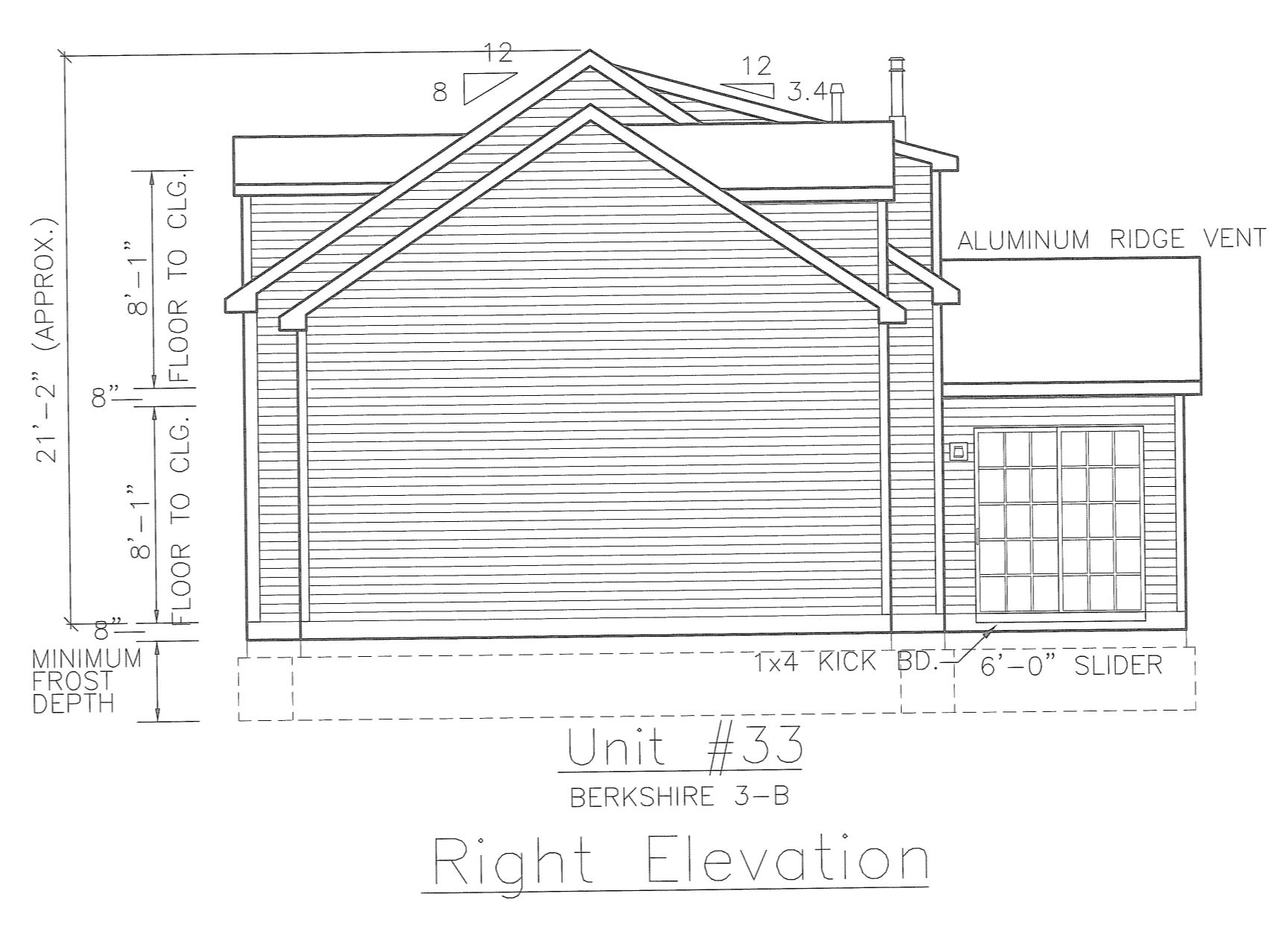
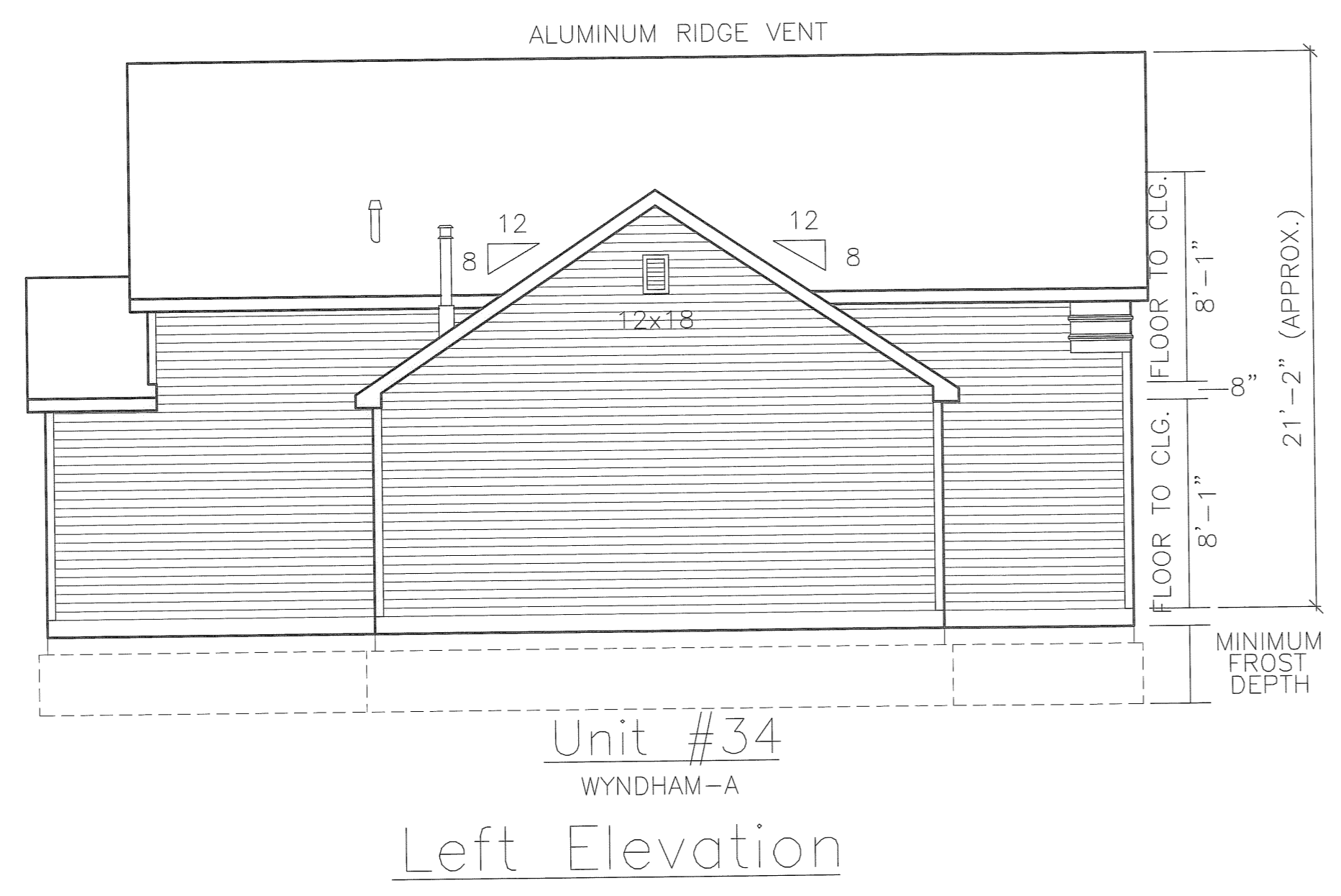
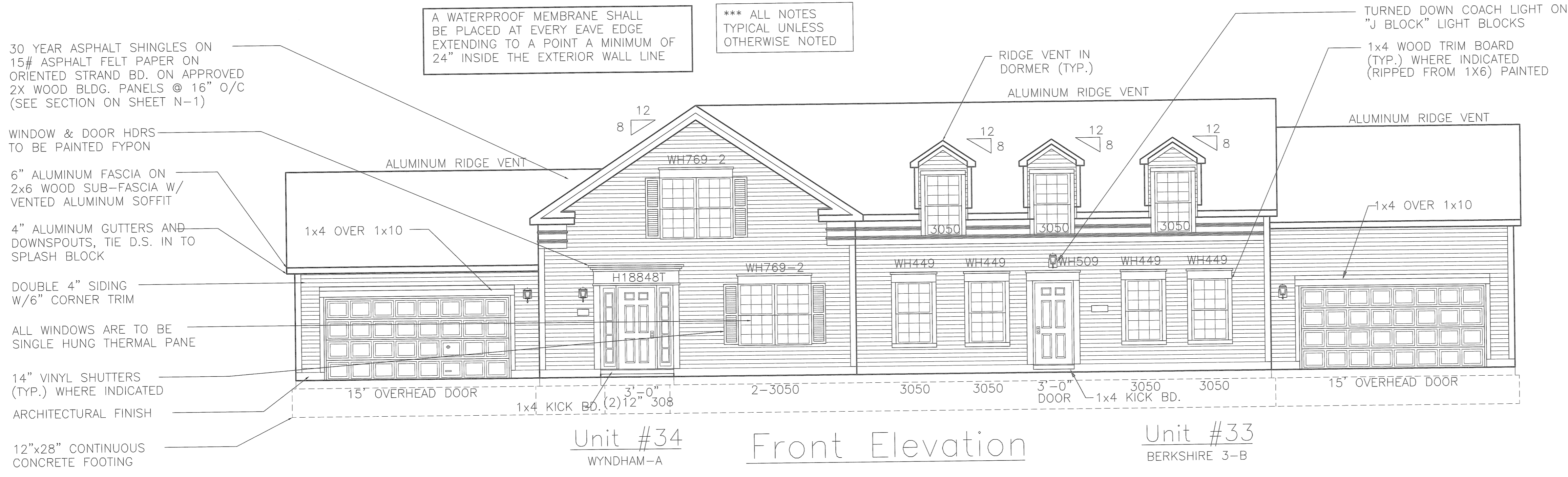


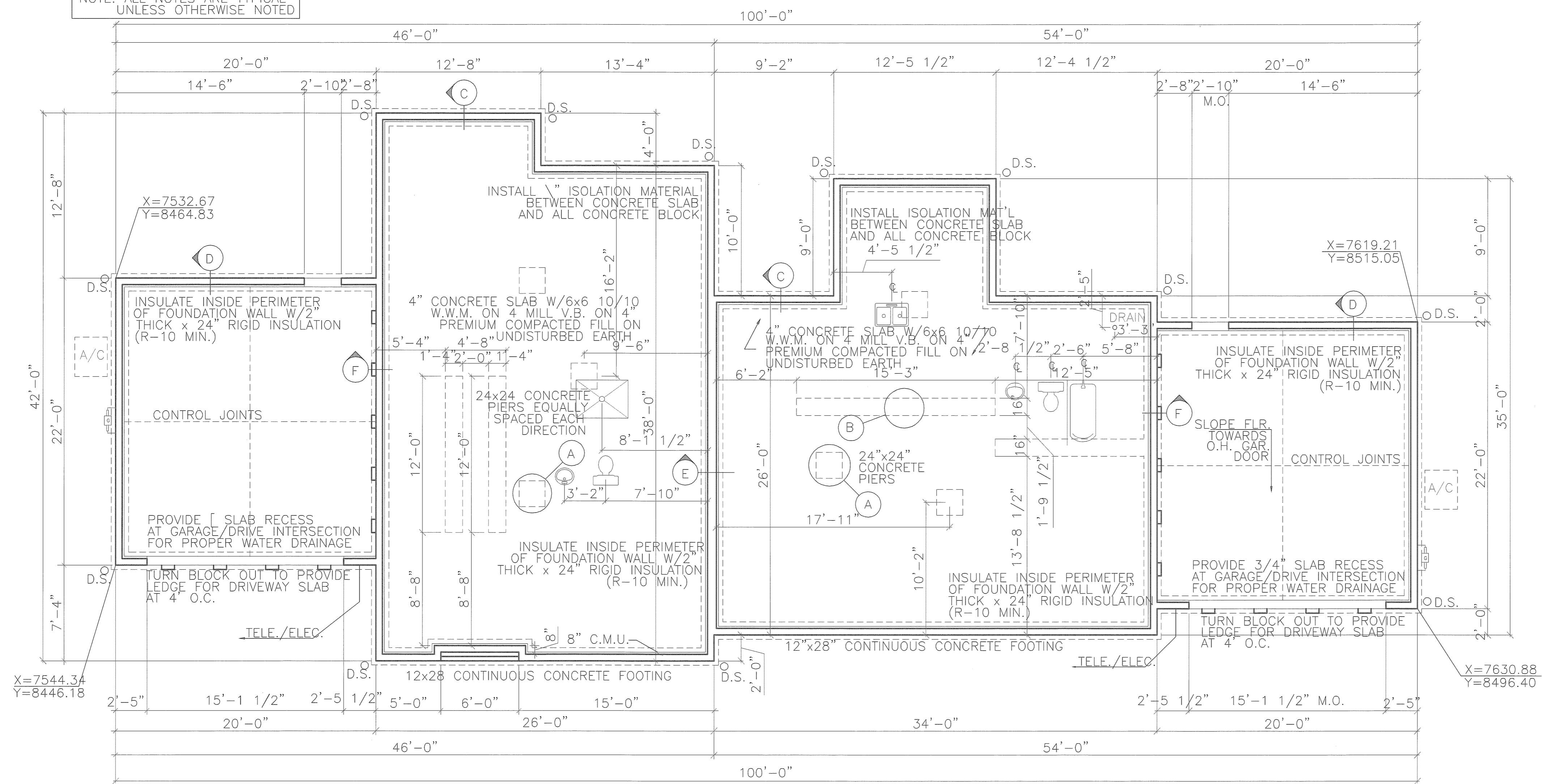
EXHIBIT "B"  
 SHEET 4

ENGINEER'S CERTIFICATION  
 I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 33 & 34, Building "Q" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

MICHAEL A. VITT  
 PROFESSIONAL ENGINEER  
 NO. 61750

DATE 5/27/05

NOTE: ALL NOTES ARE TYPICAL UNLESS OTHERWISE NOTED



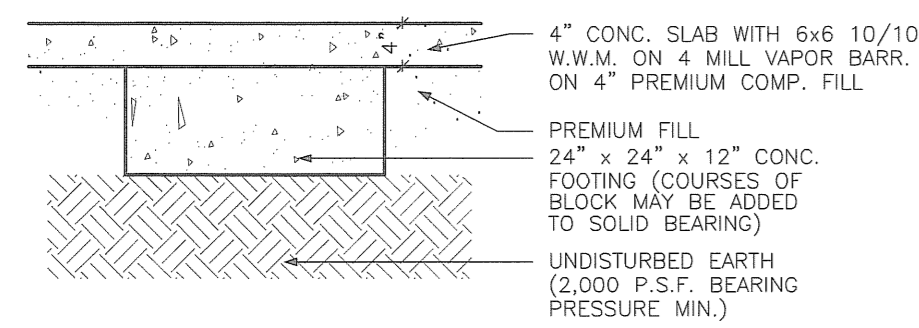
NOTE: FOUNDATION DESIGN BASED ON MIN. SOIL CAPACITY OF 2,000 P.S.I. - CONTRACTOR TO VERIFY & NOTIFY ARCHITECT SHOULD SOIL BEARING BE LESS. - CONCRETE STRENGTH DESIGN = 3,000 P.S.I. IN 28 DAY

GARAGE  
T.O.B. =  
T.O.S. =

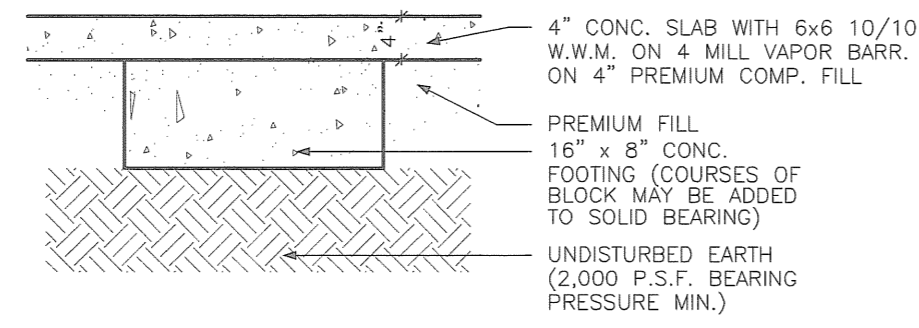
UNIT # 13  
T.O.B. =  
T.O.S. =

UNIT # 14  
T.O.B. =  
T.O.S. =

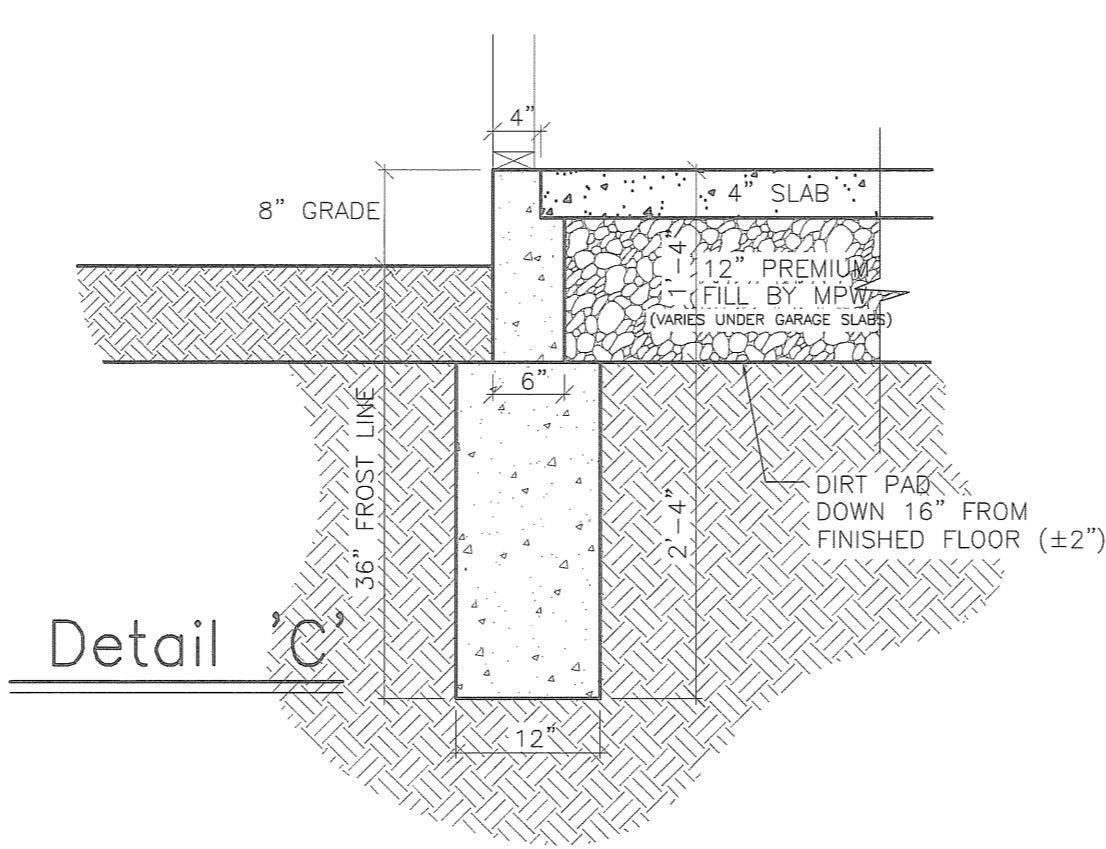
GARAGE  
T.O.B. =  
T.O.S. =



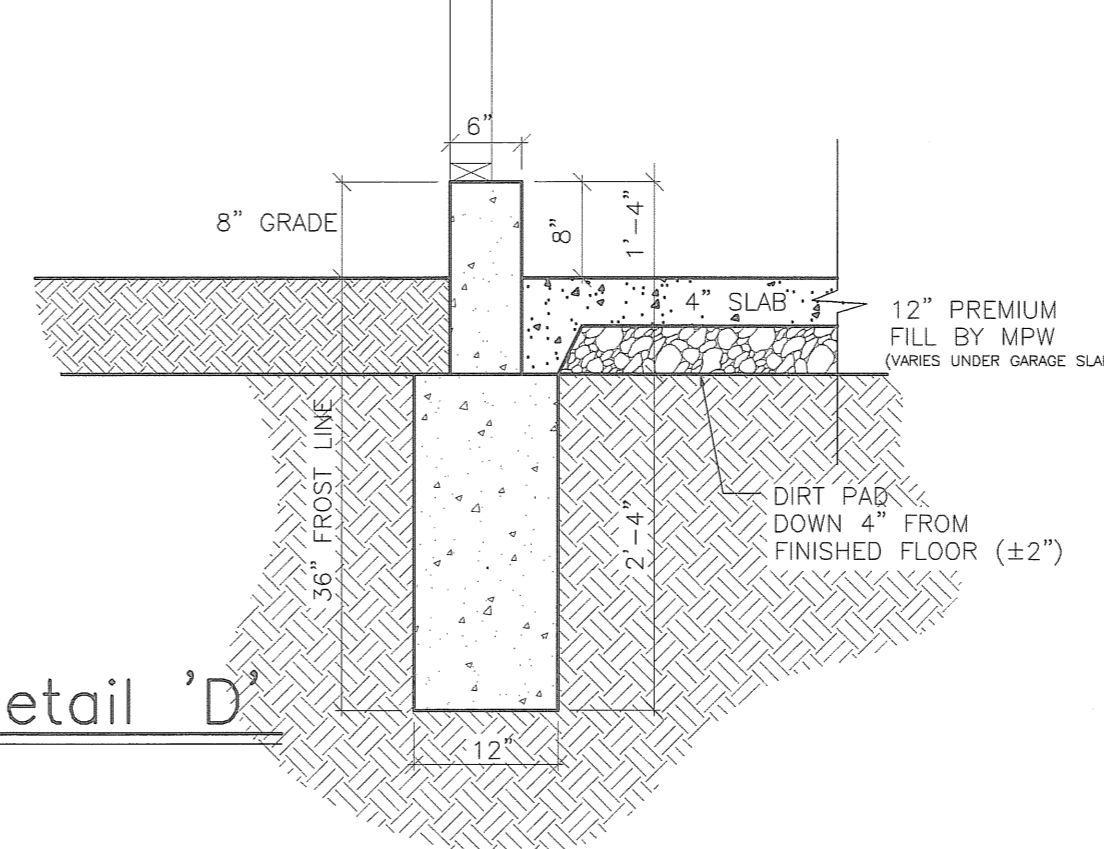
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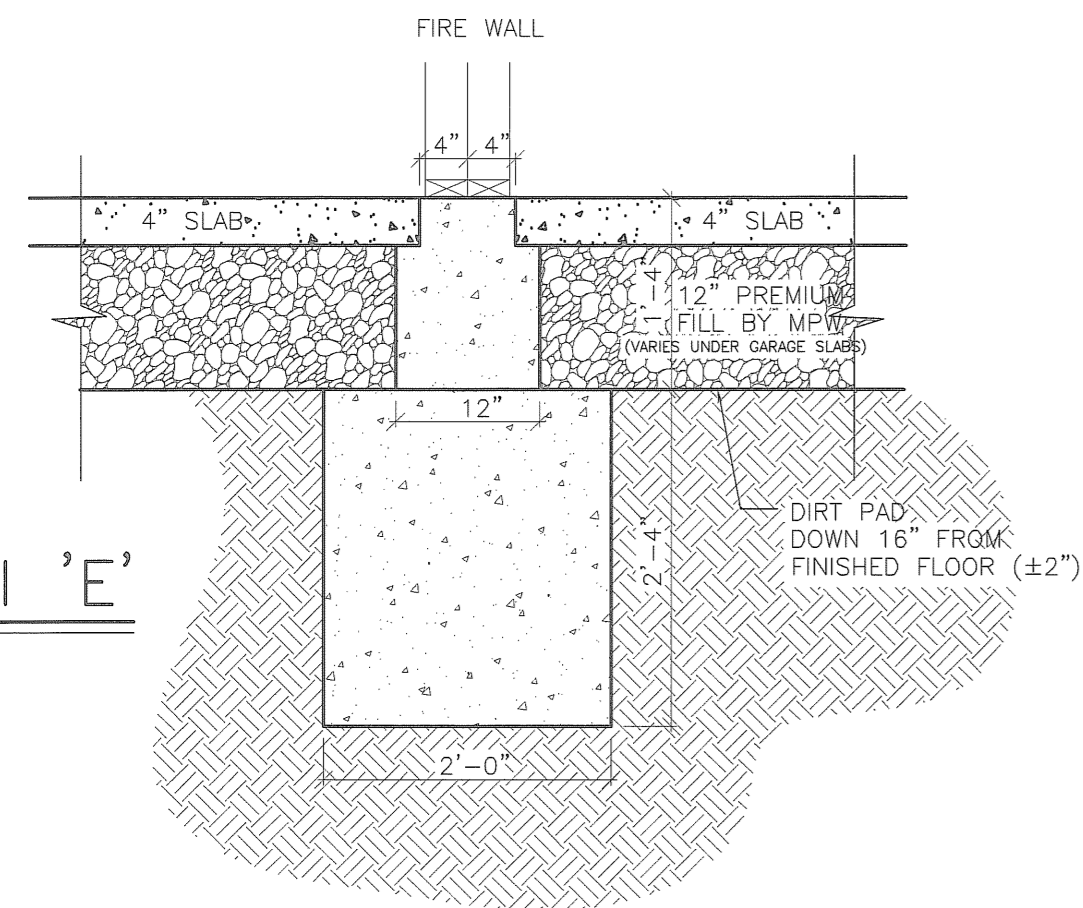
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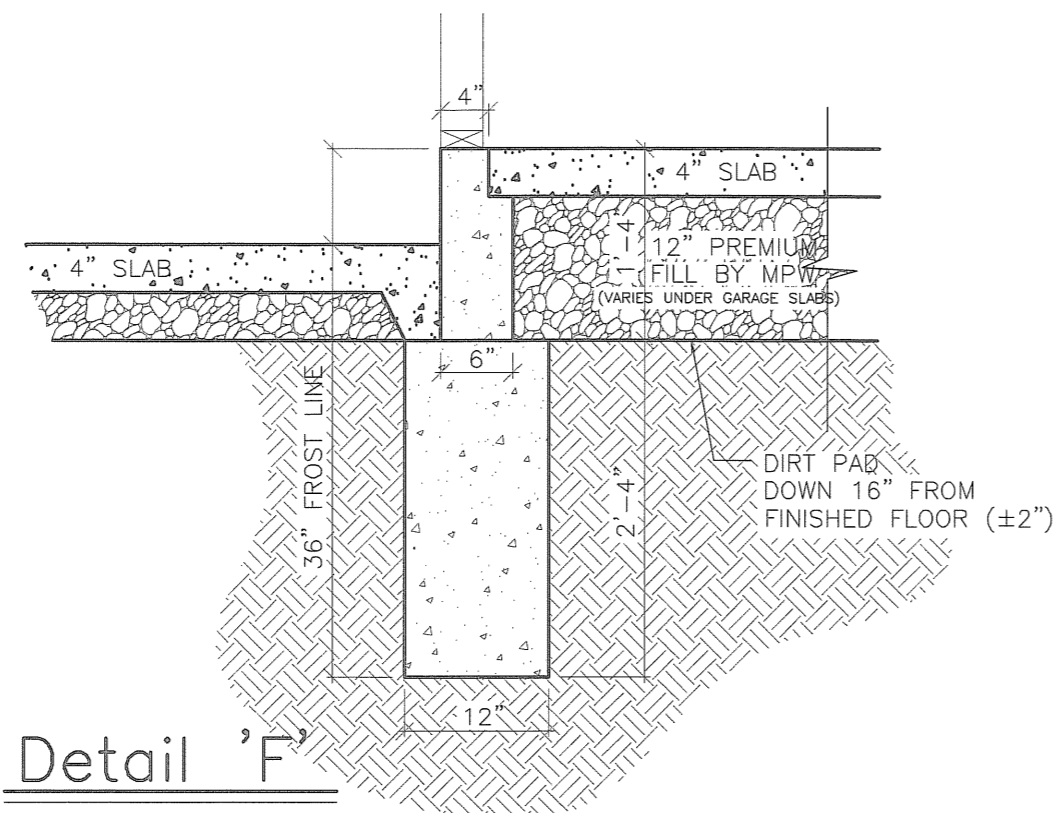
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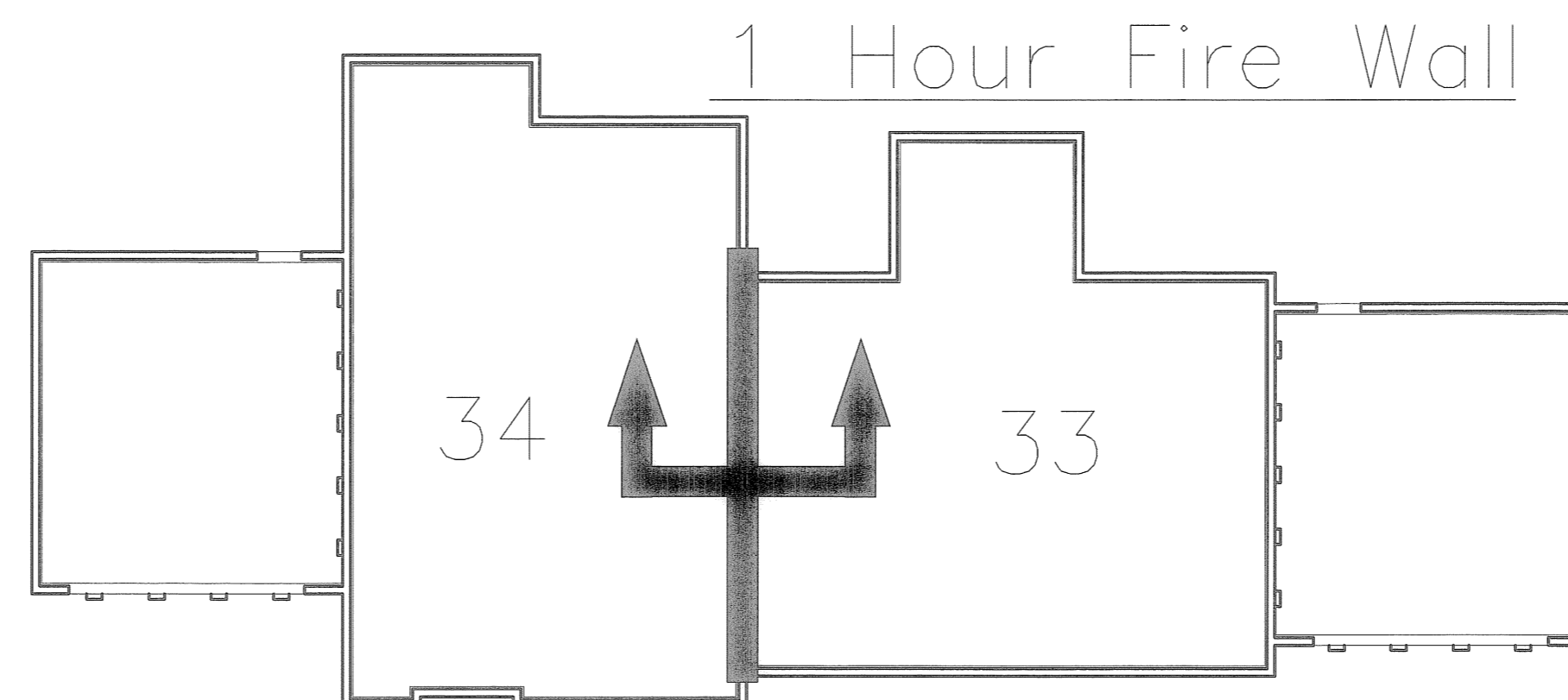
Detail 'D'



Detail 'E'



Detail 'F'



Fire Separation Schematic

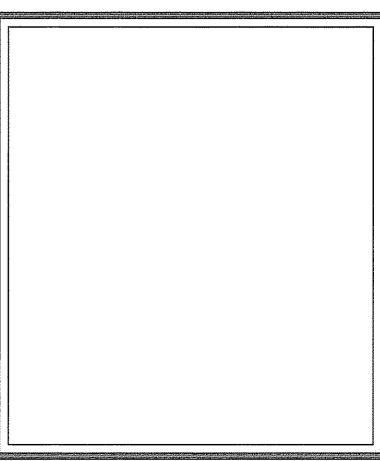
EXHIBIT "B"  
SHEET 5

STATE OF OHIO  
MICHAEL A. VITT  
E-61750  
REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATION  
I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 33 & 34, Building "Q" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

*Michael A. Vitt* 5/27/05  
MICHAEL A. VITT  
PROFESSIONAL ENGINEER  
NO. 61750  
DATE

REVISION	DATE



AS-BUILT FOUNDATION  
 BUILDING "Q" (UNITS 33 & 34)  
 FAIRFIELD LANE, NORTH RIDGEVILLE  
 WHITLATCH & CO.  
 BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

DRAWN	BMW
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	May, 20 2005
TIME	10:43 AM
FILE NAME	FFL-Q.DWG

SHEET	6/7
OF SHEETS	

REVISION	DATE

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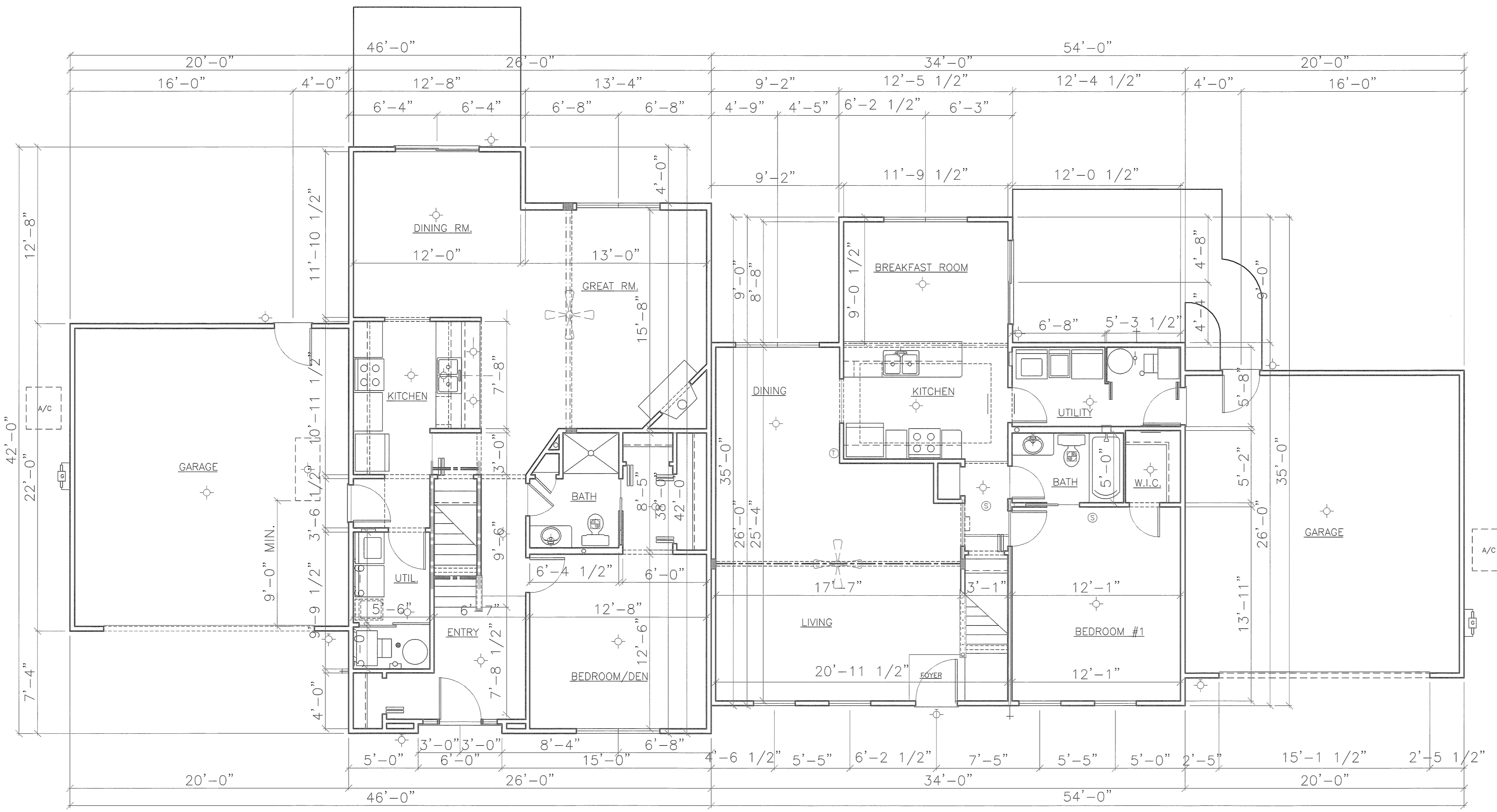
**AS-BUILT FLOOR PLANS  
BUILDING "Q" (UNITS 33 & 34)  
FAIRFIELD LANE, NORTH RIDGEVILLE**

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

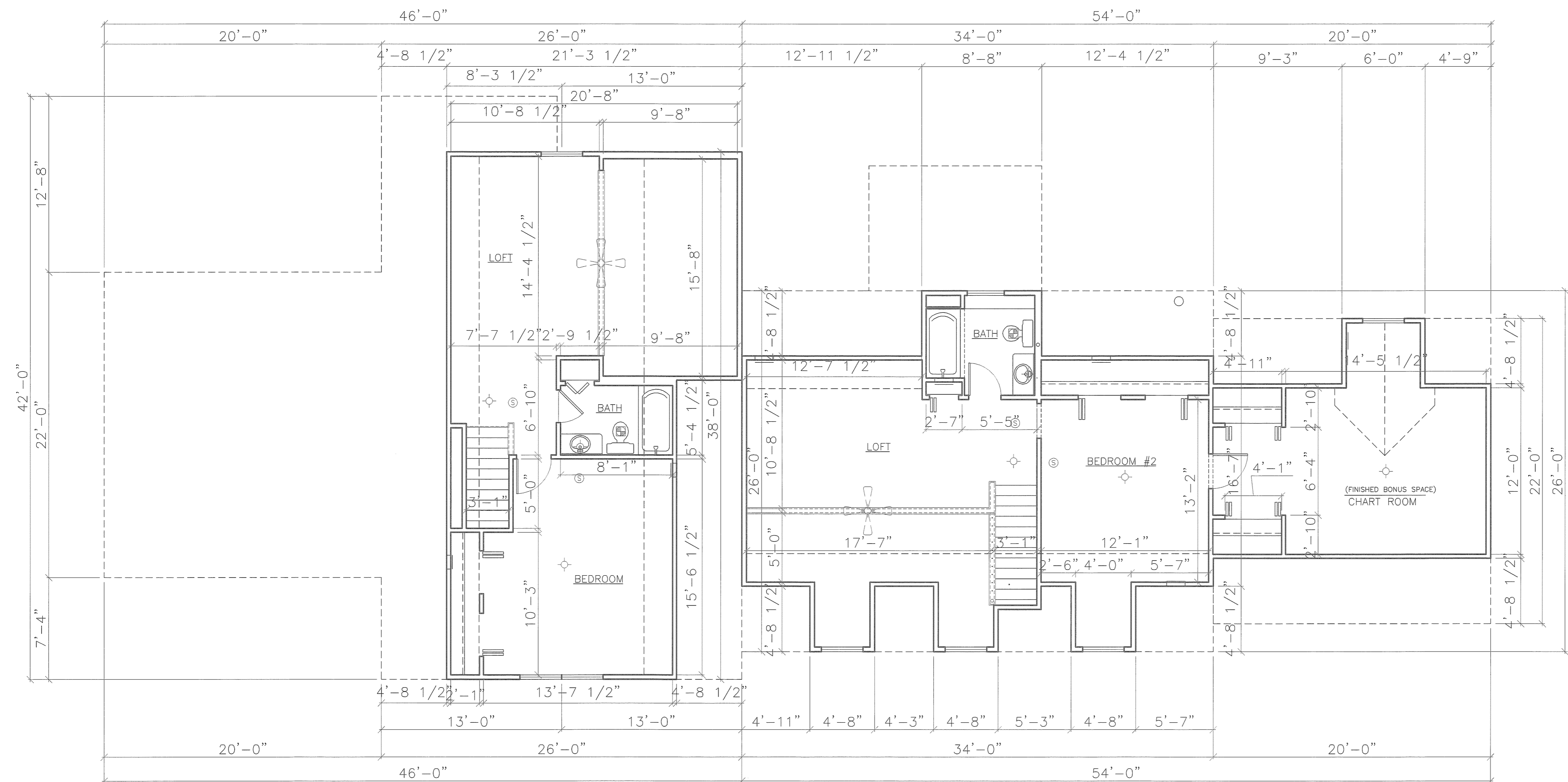
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DRAWN	BMW
SCALE	3/16"=1'-0"
PROJECT	FAIRFIELD LANE
DATE	May, 20 2005
TIME	10:43 AM
FILE NAME	FLL-Q.DWG

SHEET	7/7
OF	SHEETS

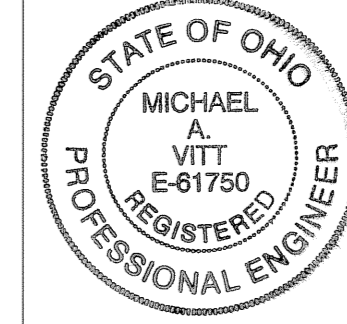


Unit #34      First Floor Plan      Unit #33




Second Floor Plan

EXHIBIT "B"  
SHEET 6



ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 33 & 34, Building "Q" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

      5/27/05      DATE

MICHAEL A. VITT  
PROFESSIONAL ENGINEER  
NO. 61750