

Instr: 200211070090435
P: 1 of 10 F: \$46.00 11/07/2002
Rick Campbell 8:48AM COND
Stark County Recorder T20020045897

SECOND AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
OF UNIVERSITY COMMONS CONDOMINIUM - PHASE 1-A
UNDER CHAPTER 5311 OF THE OHIO REVISED CODE,
WHICH DECLARATION WAS ORIGINALLY RECORDED
ON OCTOBER 3, 2001 IN STARK COUNTY RECORDS
INSTRUMENT NUMBER 2001071085 AND
ON JUNE 3, 2002 IN STARK COUNTY RECORDERS
INSTRUMENT NUMBER 200266030044362

This is to certify that copies of the Second Amendment of the Declaration, Bylaws
and Drawings for University Commons Condominium have been filed this date with the
Auditor of Stark County, Ohio.

Janet Weir Creighton
Auditor of Stark County, Ohio
by Robert P. MacLennan, Deputy

This document prepared by:

Larry A. Zink
Zink, Zink & Zink Co., L.P.A.
3711 Whipple Ave., N.W.
Canton, Ohio 44718-2933
Phone: (330) 492-2225
Fax: (330) 492-3956

SECOND AMENDMENT TO THE
ORIGINAL DECLARATION OF CONDOMINIUM OWNERSHIP
FOR UNIVERSITY COMMONS CONDOMINIUM

THE SECOND AMENDMENT to the Original Declaration of Condominium Ownership for University Commons Condominium is made this 4th day of November 2002, by TOBIN ENTERPRISES, INC., an Ohio corporation (hereinafter referred to as Developer), pursuant to the provisions of Chapter 5311 of the Ohio Revised Code and pursuant to the terms of the Condominium Instruments.

WHEREAS, on the 4th day of September 2001, the Declarant executed the Declaration of Condominium Ownership for University Commons Condominium (the "Declaration") which Declaration was certified by the Stark County, Ohio, Auditor on October 3, 2001, and recorded with the Stark County, Ohio, Recorder on October 3, 2002, under Official Imaging No. 2001071085, and which included a description of the Condominium Property with a condominium plat plan of the Condominium Property and Additional Property which was recorded in Volume 6, Pages 123-127 of the Stark County, Ohio, Condominium Plat Records; and the Declaration was amended on June 3, 2002, Recorders Imaging Number 200206030044362.

WHEREAS, Declarant desires to supplement Exhibit 2 of the Declaration of University Commons Condominium to reflect the units as constructed being units 2073, 2077, 2083, 2087, 2133, 2137, 2143, 2147, 2163, 2167, 2183, 2187.

WHEREAS, Declarant desires to supplement Exhibit 3 to set forth building 3, units 2073, 2077, 2083 and 2087, all constructed.


NOW, THEREFORE, the Declarant, being duly authorized under Chapter 5311 of the Ohio Revised Code and the terms and conditions of the Condominium Instruments, hereby amends the Declaration with respect to the following:

1. Supplementary Exhibit 2 dated October 15, 2002, and certified by Cooper and Associates is hereby made a part of the Condominium Documents.
2. Supplementary Exhibit 3 dated October 15, 2002, and certified by Cooper and Associates is hereby made a part of the Condominium Documents.

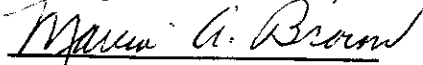
3. The Declaration of By-Laws attached thereto, the drawings and appendices to the Declaration, as each of the foregoing have been amended and supplemented, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this instruments this 4th day of November 2002.

Signed and acknowledged
in the presence of:



Larry A. Zink
(Type or print name in black ink)



Marcia A. Brown
(Type of print name in black ink)

DECLARANT:


TOBIN ENTERPRISES, INC.

By: 
Fred W. Tobin, President

State of Ohio
County of Stark

Notary

Before me appears Fred W. Tobin, President of Tobin Enterprises, Inc., and did execute and acknowledge that the above signature was of his free act and deed.

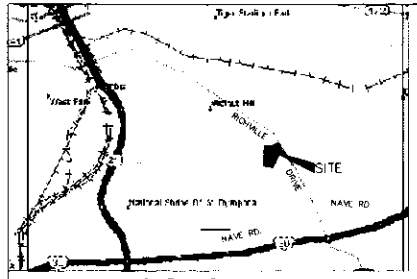


Notary

My commission expires 11/11/05
LARRY A. ZINK, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION BEGINS ON MY NOTATION DATE
UNDER SECTION 1301.01

EXHIBIT
Supplemental
Exhibit 2

Instr: 200211070090435
 P.4 of 10 F:\$46.00
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THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THAT THIS DRAWING GRAPHICALLY SHOWS ALL OF THE PARTICULARS OF BUILDING 3 AS CONSTRUCTED.

DATE: 10/15/02
 DATE: 10/15/02

BRYAN J. ASHMAN
 PROFESSIONAL ENGINEER
 STATE OF OHIO REGISTRATION No. E-043804

JEROLD E. GEIB
 PROFESSIONAL LAND SURVEYOR
 STATE OF OHIO REGISTRATION No. 6725

- PLAN LEGEND**
- DENOTES BUILDING NUMBER
 - ◇ DENOTES UNIT/HOUSE NUMBER
 - DENOTES LIMITED COMMON AREA
 - ▨ DENOTES CONCRETE
 - ▩ DENOTES ASPHALT
 - ▭ DENOTES GRAVEL

OWNER/DEVELOPER
 TOBIN ENTERPRISES INC.
 C/O FRED TOBIN
 7834 STRAUSSLER ST. N.W.
 NORTH CANTON, OHIO 44720
 PHONE: 330-497-9744

REFERENCE DIRECTION
 BEARING SYSTEM ESTABLISHED FROM THE RECORD PLAT OF UNIVERSITY VILLAGE PHASE 2 AS RECORDED IN PLAT BOOK 63 PAGES 144 AND 145 OF THE STARK COUNTY PLAT RECORDS USING N02°38'19" E FOR THE CENTERLINE OF BOWLING GREEN DRIVE S.F.

- PERTINENT DOCUMENTS**
- R.I.No.1997/068027
 - R.I.No.1997/068026
 - R.I.No.1998/000121
 - R.I.No.1997/029999
 - P.B. 65 PGS. 144-145
 - P.B. 61 PG. 21
 - P.B. 69 PG. 39
 - R.I.No.1995/038246
 - R.I.No.2001/060119 NOTICE OF COMMENCEMENT
 - R.I.No.2001/071085-ORIGINAL DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS

- MONUMENT LEGEND**
- 1/2" IRON BAR TO BE SFT
 - ⊙ MONUMENT SET
 - 1/2" IRON BAR W/COOPER & ASSOC. CAP FOUND
 - ⊕ MONUMENT FOUND

UNIVERSITY COMMONS CONDOMINIUM AREA TABLE

TOTAL AREA OF PROPERTY	9.758 ACRES
CONDOMINIUM PROPERTY PHASE 1A	1.551 ACRES
CONDOMINIUM PROPERTY PHASE 1B	1.720 ACRES
CONDOMINIUM PROPERTY PHASE 1 TOTAL	3.271 ACRES
ADDITIONAL PROPERTY	6.487 ACRES

RECEIVED FOR RECORD THIS ____ DAY OF _____ 200__
 RECORDED IN _____

STARK COUNTY RECORDER

FEE \$

CONDOMINIUM PLAT 01138

CURVE DATA TABLE

NUMBER	LENGTH	RADIUS	CHORD ANGLE	TANGENT	CHORD	BEARING
1	171.20	530.00	18°30'29"	66.95	170.48	N77°20'56"W
2	38.84	25.00	85°14'32"	24.87	35.17	N41°38'57"W
3	111.06	530.00	17°08'22"	55.75	110.86	S80°38'02"E
4	95.14	530.00	08°30'07"	30.10	60.11	N71°20'47"W



CONDOMINIUM PLAT

UNIVERSITY COMMONS CONDOMINIUMS

BEING ALL OF OUTLOT 899 IN THE CITY OF MASSILLON, OHIO, AS SHOWN ON THE ORIGINAL DECLARATION OF UNIVERSITY COMMONS CONDOMINIUMS, R.I. NO. 2001/071085, AS RECORDED IN PLAT BOOK 63, PAGES 144 AND 145 OF THE STARK COUNTY PLAT RECORDS.

FOR J. TOBIN ENTERPRISES, INC.

DATE: 10/15/02
 SHEET NO. 1 OF 1

BRYAN J. ASHMAN
 JEROLD E. GEIB

COOPER & ASSOCIATES, P.L.L.C.
 ENGINEERS AND SURVEYORS

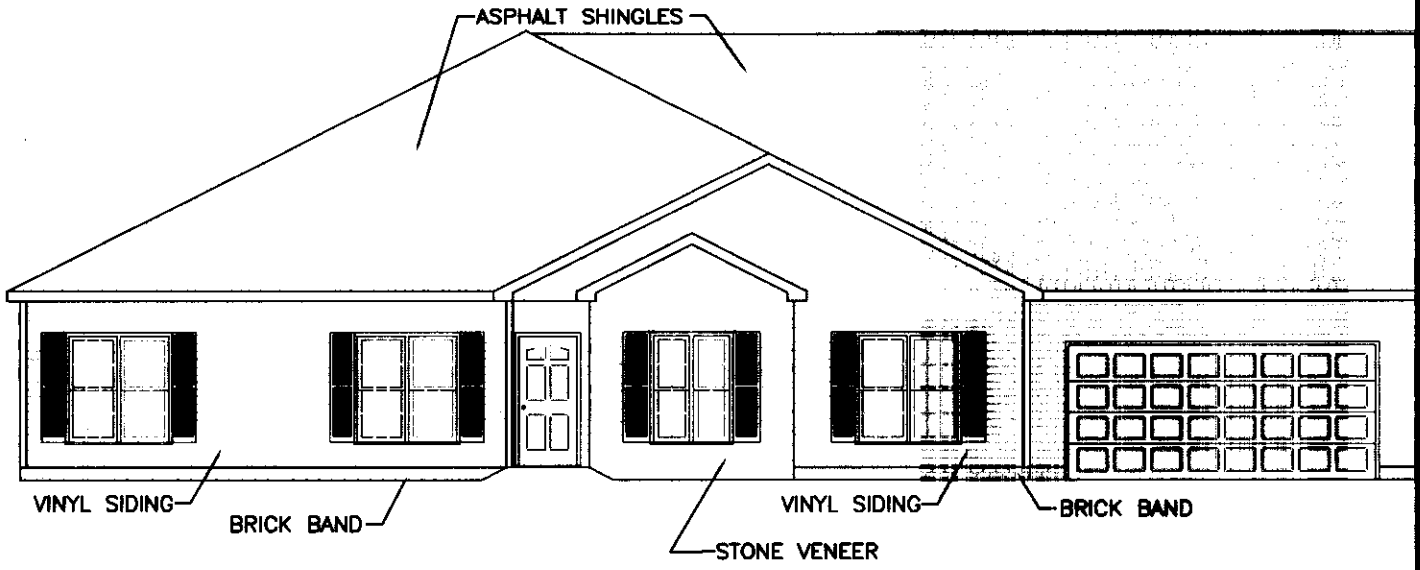
322 MARKET STREET, SUITE 200
 CANTON, OHIO 44703-1511
 PHONE: 330-497-9744
 FAX: 330-497-9745

EXHIBIT
Supplemental
Exhibit 2

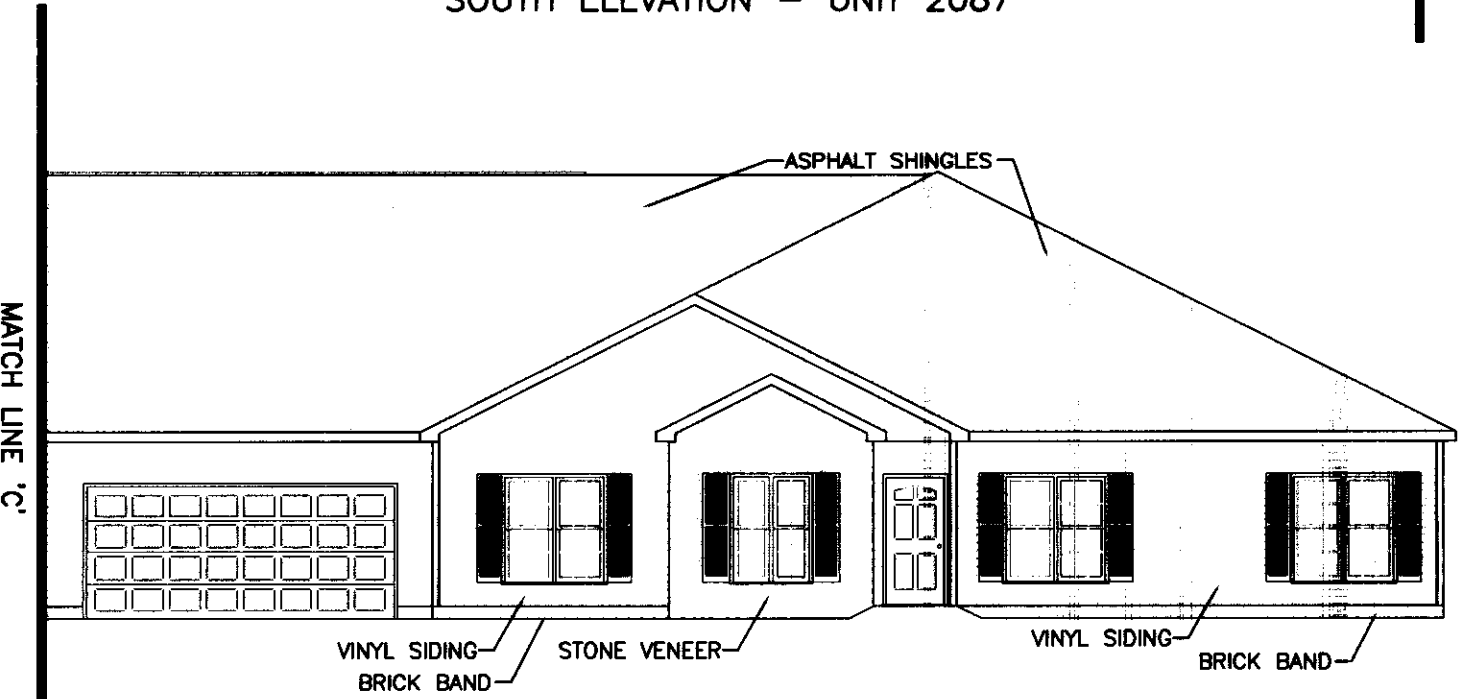
ALL-STATE LEGAL

ALL-STATE LEGAL®
EXHIBIT
Supplemental
Exhibit 3

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SOUTH ELEVATION - UNIT 2087



SOUTH ELEVATION - UNIT 2083

THE BELOW LICENSED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR STATE THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THIS DRAWING GRAPHICALLY SHOWS THE PARTICULARS OF THE BUILDING AS CONSTRUCTED.

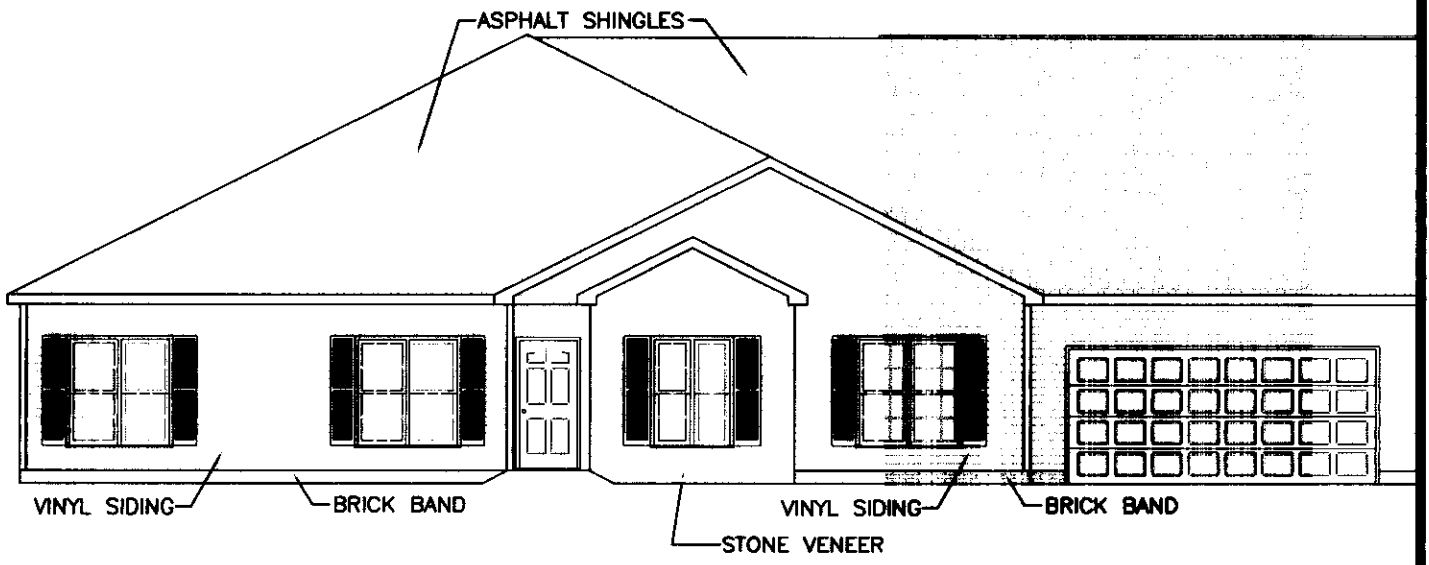
BUILDING 3
UNITS 2073, 2077, 2083 & 2087
CONDOMINIUM DRAWINGS
FOR UNIVERSITY COMMONS

10/15/02
 DATE *Bryan J. Ashman*
BRYAN J. ASHMAN
 REGISTERED ENGINEER NO. E-043804

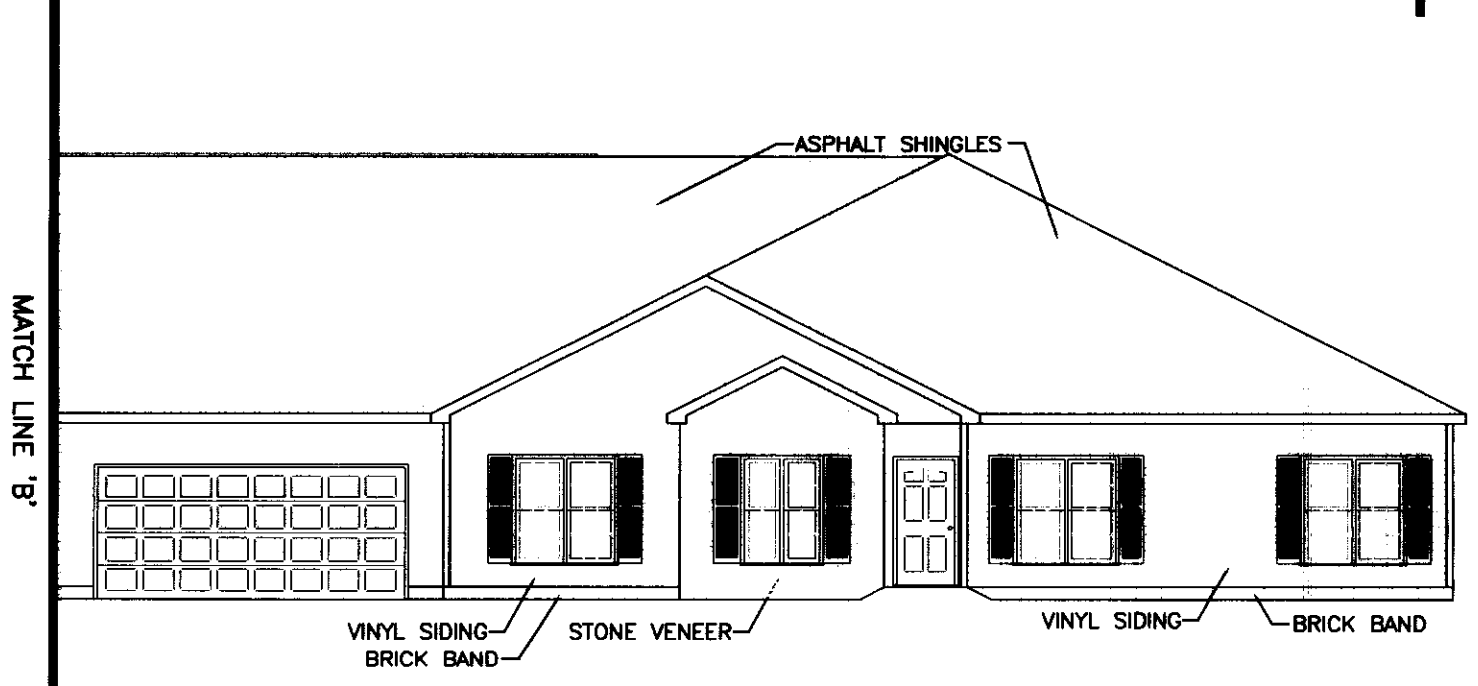


10/15/02
 DATE *Jerold E. Geib*
JEROLD E. GEIB
 REGISTERED SURVEYOR NO. 6725





NORTH ELEVATION - UNIT 2073



NORTH ELEVATION - UNIT 2077

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BUILDING 3
 UNITS 2073, 2077, 2083 & 2087
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 FOR UNIVERSITY COMMONS

10/15/02
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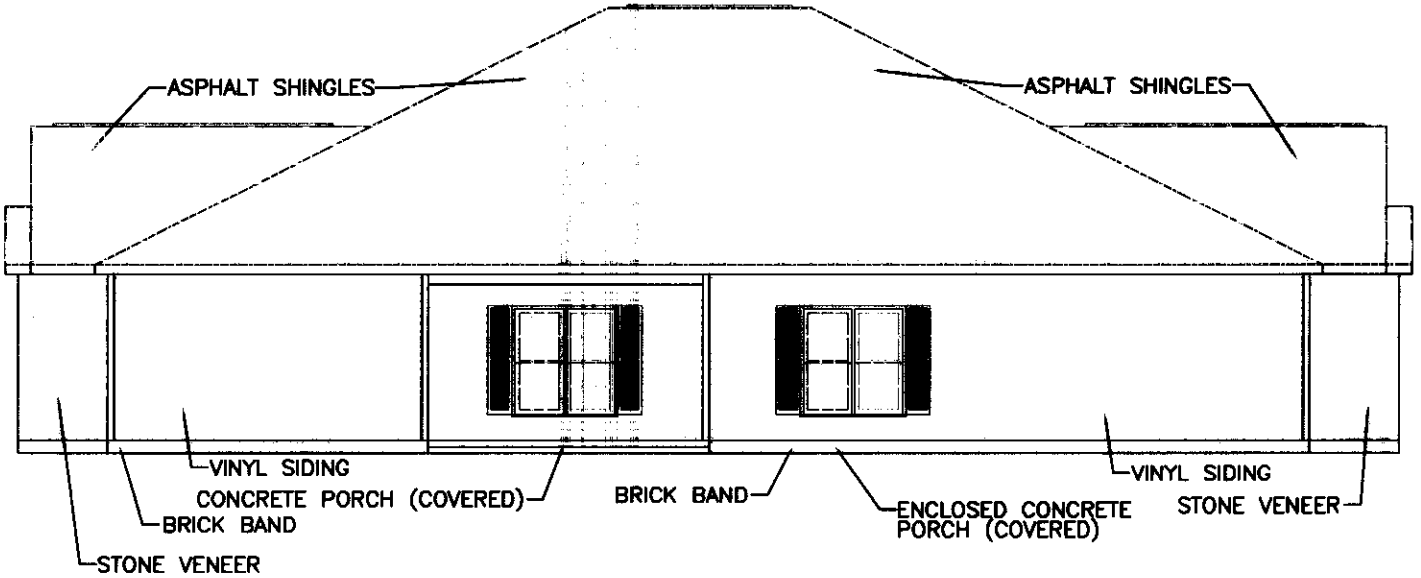


10/15/02
 DATE Jerold E. Geib
 JEROLD E. GEIB
 REGISTERED SURVEYOR NO. 6725





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EAST ELEVATION - UNITS 2083 & 2073

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BUILDING 3
 UNITS 2073, 2077, 2083 & 2087
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

10/15/02
 DATE

Bryan J. Ashman
 BRYAN J. ASHMAN
 REGISTERED ENGINEER NO. E-043804



10/15/02
 DATE

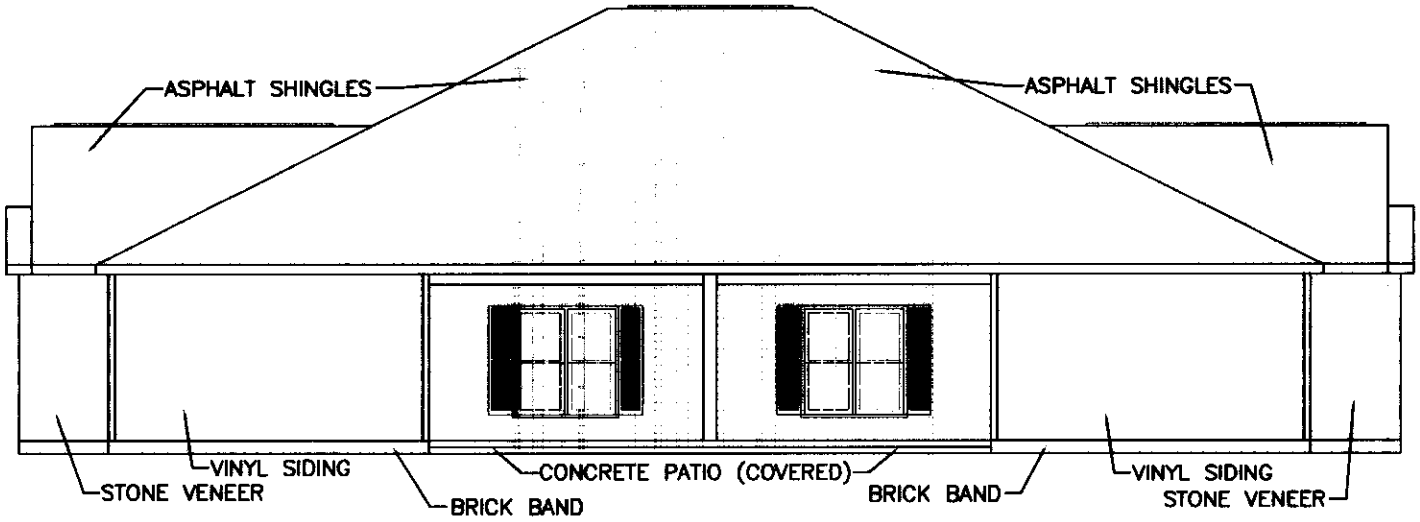
Jerold E. Getz
 JEROLD E. GETZ
 REGISTERED SURVEYOR NO. 6725



01138



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WEST ELEVATION - UNITS 2077 & 2087

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BUILDING 3
 UNITS 2073, 2077, 2083 & 2087
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

10/15/02
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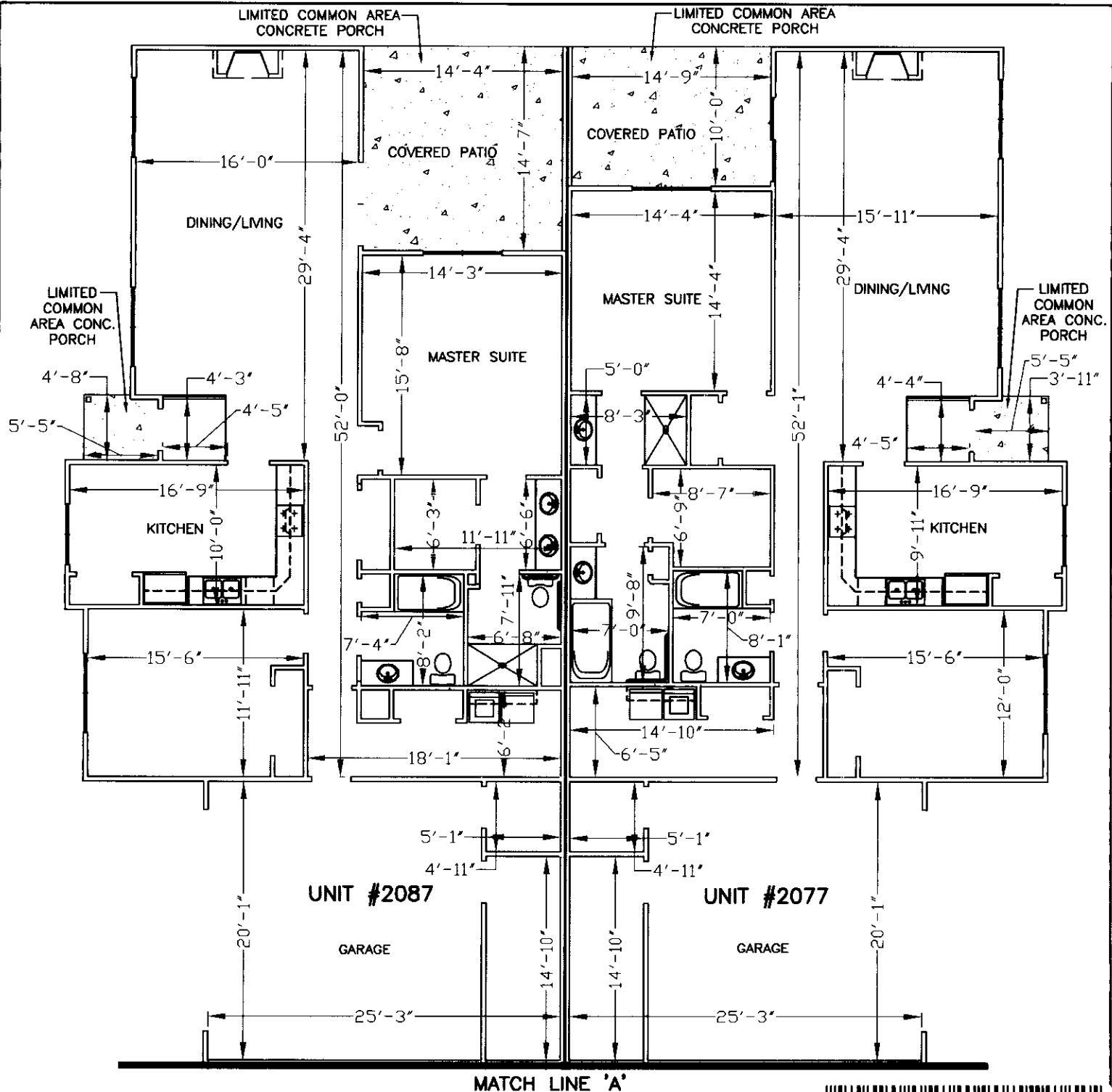


10/15/02
 DATE

Jerold E. Geib
 JEROLD E. GEIB
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01138



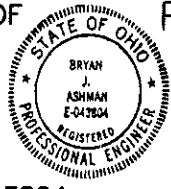
FLOOR PLAN - UNITS 2087 & 2077

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BUILDING 3
 UNITS 2073, 2077, 2083 & 2087
 CONDOMINIUM DRAWINGS
 FOR UNIVERSITY COMMONS

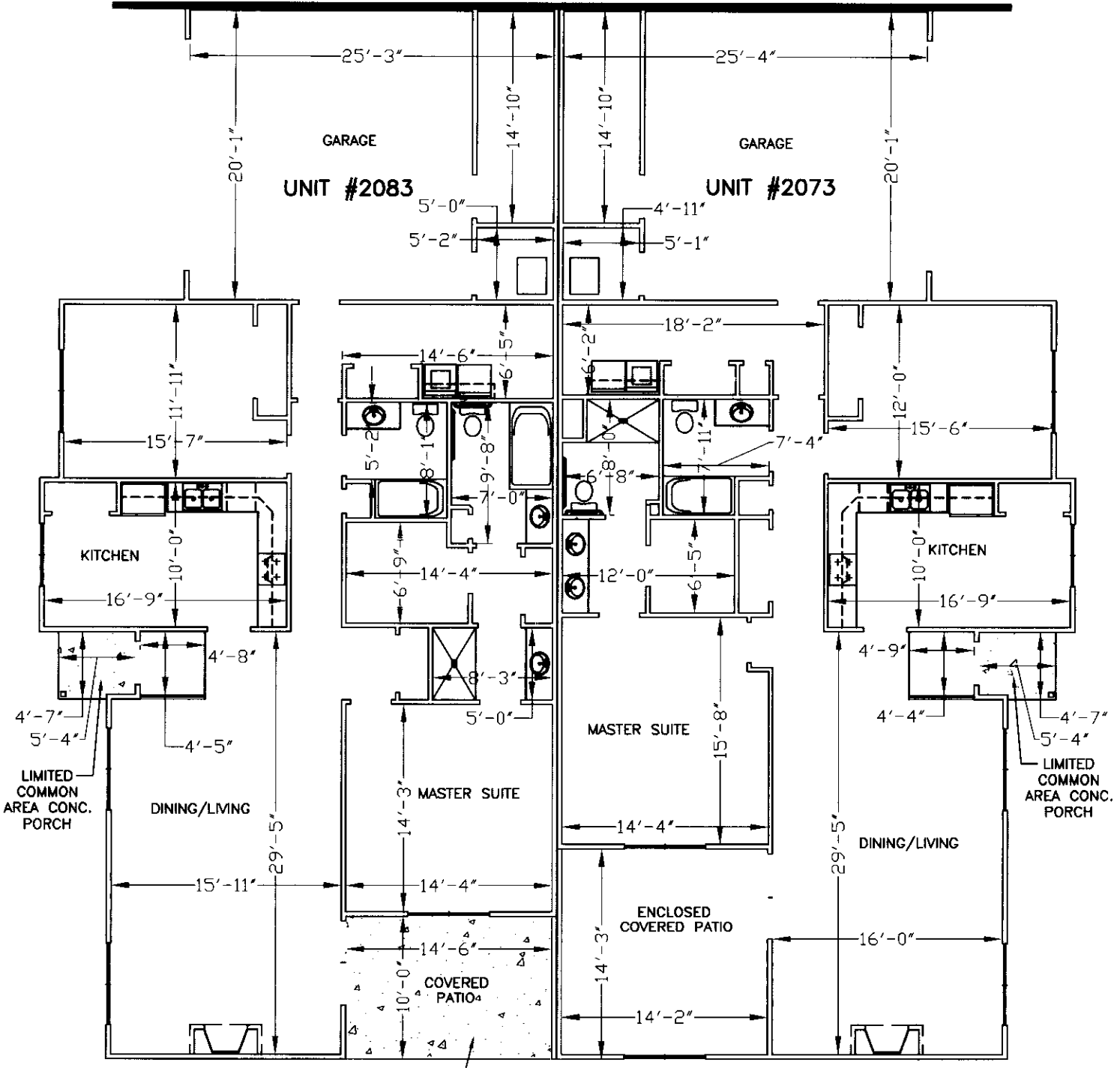
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 DATE Bryan J. Ashman
 BRYAN J. ASHMAN
 REGISTERED ENGINEER NO. E-043804



10/15/02
 DATE Jerald E. Geib
 JEROLD E. GEIB
 REGISTERED SURVEYOR NO. 6725



MATCH LINE 'A'



FLOOR PLAN - UNITS 2083 & 2073

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BUILDING 3
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