

2021R019736



LAKE COUNTY OHIO
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BECKY LYNCH
LAKE COUNTY RECORDER

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PAGE: 36

Becky Lynch
Lake County Recorder

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Reflected hereon is the pertinent recording information:

- File Number
- Date Filed
- Time Filed
- Recording Fee
- Number of pages recorded

NAUTICAL RIDGE CONDOMINIUMS
FAIRPORT HARBOR, OHIO

PHASE NO. 7

ADDING UNITS 305, 307, 308, 310, 336, 338

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

This will certify that copies of this Eighth Amendment to Declaration of Condominium Ownership for the Nautical Ridge Condominiums and the Drawings attached thereto, have been filed in the office of the County Auditor, Lake County, Ohio

COUNTY AUDITOR

Date: June 9 2021

MAP
Deputy Auditor

This Eighth Amendment to the Declaration of Condominium Ownership has been filed in the office of the Lake County Recorder on June _____, 2021 and recorded in _____.

COUNTY RECORDER

Date: June _____ 2021

County Recorder

This Instrument Prepared By:

Marc I. Strauss, Esq.
The Law Offices of Marc I. Strauss
4473 Renaissance Parkway
Cleveland, Ohio 44128
(330) 348-6051
mislaw@sbcglobal.net

EIGHTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE NAUTICAL RIDGE CONDOMINIUMS
FAIRPORT HARBOR, OHIO
(PHASE NO. 7)

WHEREAS, Nautical Ridge Development LLC, an Ohio limited liability company, hereinafter referred to as "Declarant", filed for record the Declaration of Condominium Ownership ("Declaration") with the Bylaws attached thereto, and Drawings incorporated by reference therein, on April 20, 2006, with the Lake County Recorder, the Declaration being recorded in No. 2006R015438 of the Lake County Deed Records and the Drawings being recorded in No. 2006R015437, Volume 52, Page 9 of Lake County Condominium Map Records and thereby submitted Phase I of the Nautical Ridge Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code (the Condominium Property Act); and

WHEREAS, by First Amendment to the Declaration recorded on September 8, 2006, with the Lake County Recorder, the Declaration being recorded in No. 2006R037066 of Lake County Deed Records and the Drawings being recorded in No. 2006R037065, Volume 53, Page 3, of the Lake County Condominium Map Records, the Declarant submitted Phase 2 of the Nautical Ridge Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, by Second Amendment to the Declaration recorded on March 27, 2007, with the Lake County Recorder, the Declaration being recorded in No. 2007R010295 of Lake County Deed Records and the Drawings being recorded in No. 2007R010294, Volume 54, Page 29 of Lake County Condominium Map Records, the Declarant submitted Phase 3 of the Nautical Ridge Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, by Third Amendment to the Declaration recorded on February 26, 2008, with the Lake County Recorder, the Declaration being recorded in No. 2008R005256 of Lake County Deed Records and the Drawings being recorded in No. 2008R005255, Volume 54, Page 29 of Lake County Condominium Map Records, the Declarant submitted Phase 4 of the Nautical Ridge Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, by Fourth Amendment to the Declaration recorded on December 24, 2008, with the Lake County Recorder, the Declaration being recorded in No. 2008R033898 of Lake County Deed Records and the Drawings being recorded in No. 2008R033897, Volume 58, Page 4 of Lake County Condominium Map Records, the Declarant submitted Phase 5 of the Nautical Ridge Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, by Fifth Amendment to the Declaration recorded on August 2, 2013, with the Lake County Recorder, the Declaration being recorded in No. 2013R023721 of Lake County Deed Records, consisting of seven (7) pages; and

WHEREAS, by Sixth Amendment to the Declaration recorded on May 22, 2020, with the Lake County Recorder, the Declaration being recorded in No. 2020R013231 of Lake County Deed Records, consisting of ten (10) pages; and

WHEREAS, by Seventh Amendment to the Declaration recorded on May 26, 2020, with the Lake County Recorder, the Declaration being recorded in No. 2020R013419 of Lake County Deed Records, consisting of seven (7) pages; and

WHEREAS, Successor Declarant is the legal title holder of and desires to add to the Condominium Property and to submit to Chapter 5311 of the Ohio Revised Code, as Additional Property pursuant to Article XI of the Declaration, the real property designated herein as Phase No. 7 of the Nautical Ridge Condominium, which is improved with three (3) buildings. The buildings are comprised of six (6) units (Units 305, 307, 308, 310, 336, 338, and 210); and

NOW, THEREFORE, Successor Declarant, pursuant to the authority granted in Article XII of the Declaration, hereby declares that the Declaration be and hereby is amended as follows (unless otherwise expressly provided herein, the capitalized terms used herein shall have the same meaning as defined in the Declaration):

1. The Phase No. 7 Property and the improvements thereon, and all easements, rights and appurtenances relating thereto and all articles of personal property related thereto existing for the common use of the Unit Owners, are hereby added to the Condominium Property as defined in Article I of the Declaration and are also hereby submitted pursuant to Chapter 5311 of the Ohio Revised Code as part of the Condominium Property in accordance with and to be governed in all respects by the terms and provisions of the Declaration as hereby and hereinafter amended.
2. Exhibit "A" of the Declaration entitled Allotted Drawings, is hereby amended by Exhibit "1" attached hereto and incorporated herein by reference, to add Phase No. 7 for dedication to the Nautical Ridge Condominiums.
3. The Legal Description of the Condominium Property set forth in Exhibit "1" of the Declaration is amended to include the real property for Phase 7 of the Nautical Ridge Condominiums, the legal description for Phase 7 being described in Exhibit "1" attached hereto and made a part hereof.
4. The Legal Description of the Additional Property set forth in Exhibit "2" of the Declaration is amended by the deletion therefrom of the real property described in Exhibit "A-1" hereof, the residue of the Additional Property being described in Exhibit "2" attached hereto and made a part hereof.
5. In the First Paragraph of Article II of the Declaration and Article II(A) of the Declaration the number of Units referred to herein is increased from 25 to 31 Units. A narrative description of the Building and Units for Phase No. 7 is set forth in Exhibit "3" attached hereto and made a part hereof.
6. The undivided interest of each Unit in the Common Elements as set forth in Exhibit "5" of the Declaration is hereby amended to be as set forth in Exhibit "4" attached hereto and made a part hereof.
7. The particulars of the land, buildings and other improvements for Phase No. 7, including but not limited to, the layout, location, designation, dimensions of each Unit, the layout, locations and dimensions of the Common Elements and the location and dimensions of all appurtenant easements or encroachments are shown geographically on the Phase No. 7 Amendment to Allotted Drawings incorporated in this Eighth Amendment to the Declaration of Condominium Ownership for the

Nautical Ridge Condominiums, by reference as Exhibit "A", prepared by and bearing the certified statement of Matthew C. Neff, Professional Engineer, Ohio, as required by the Condominium Act of the State of Ohio. The Phase No. 7 Amendment to the Allotted Drawings will be filed in Condominium Map Records of the Office of the Recorder of Lake County, Ohio, simultaneously with the filing of this Eighth Amendment to the Declaration.

8. Pursuant to Article XVIII of the Declaration, the two (2) year warranty period for Phase No. 7 shall commence on the date the deed or other evidence of ownership is filed for record following the first sale of a Condominium Ownership Interest in Phase No. 7 to a Purchaser in good faith for value.
9. No owner of a Unit which was not included in Phase 1, 2, 3, 4, 5 or 6 shall: (a) have or obtain any interest in funds collected by the Association from the owners of Units included in Phase No. 1, 2, 3, 4, 5 or 6 prior to the filing of this Eighth Amendment (except replacement reserve funds), nor (b) have or be subjected to any past, current, and/or contingent liability for expenses arising with respect to the Condominium Property prior to the filing of this Eighth Amendment.
10. Except as amended herein the Declaration shall remain in full force and effect.
11. Consent to this Eighth Amendment to the Declaration is hereby granted, by unanimous consent of the existing units owners as of the date of the filing of this Eighth Amendment to extend the development period, and by the Successor Declarant on behalf of the Unit Owners and their mortgagees pursuant to Articles XII of the Declaration.

IN WITNESS, WHEREOF, the said Fairport Real Estate LLC, as Successor Declarant, as aforesaid, has caused its name to be signed to this Eighth Amendment to Declaration of Condominium Ownership as of this 9 day of June 2021.

Fairport Real Estate LLC

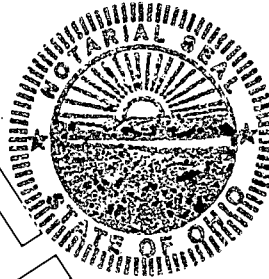
By: 
Its: Manager

Executed before me this 9 day of June 2021, by Fairport Real Estate LLC, by and through Marc I. Strauss, its Manager, who having been first duly sworn, acknowledged that he did sign the foregoing instrument and that the same is his free act and deed individually and on behalf of Fairport Real Estate LLC and the duly authorized free act and deed of said entity.

Christie Purpura
NOTARY PUBLIC

This Instrument Prepared By:

Marc I. Strauss, Esq.
The Law Offices of Marc I. Strauss
4473 Renaissance Parkway
Cleveland, Ohio 44128
(330) 348-6051
mislaw@sbcglobal.net



CHRISTIE PURPURA, Notary Public
State of Ohio - Lake County
My Commission Expires

Jan 8, 2023

LIST OF EXHIBITS

1. Legal Description of Phase 7
2. Legal Description of Remaining Additional Property
3. Narrative Description of Building and Units
4. Percentage Interest of Ownership of Common Areas and Facilities

EXHIBIT "I"

TO EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE NAUTICAL RIDGE CONDOMINIUMS

LEGAL DESCRIPTION OF PHASE NO. 7



5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

LEGAL DESCRIPTION – Phase 7-A = 0.2067 Acres

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 7 and 8, Tract 4 in Township 11 North, Range 8 West of the Connecticut Western Reserve and described as follows:

Beginning at the southwest corner of Nautical Ridge Condominiums Phase 3 as recorded in Volume 54, Page 29 of Lake County Map Records (LCMR) and being in an easterly line of Ridge Condominiums Association Phase 1 as recorded in Volume 28, Page 7 of LCMR;

Thence South $44^{\circ}53'59''$ East, 95.56 feet;

Thence South $45^{\circ}06'01''$ West, 93.47 feet;

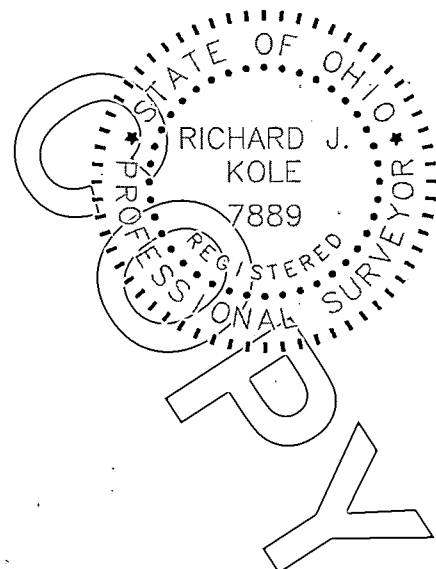
Thence North $45^{\circ}47'13''$ West, 95.57 feet;

Thence North $45^{\circ}06'01''$ East, 94.96 feet to the point of beginning and containing 0.2067 acres of land as surveyed in April of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the northwest line of Nautical Ridge Condominiums Phase 2 (North $46^{\circ}26'36''$ East) as shown on the recorded plat in Volume 53, Page 3 of Lake County Map Records, is the reference meridian for this survey.

Richard J. Kole – 4/15/2021
Registered Surveyor No. 7889





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LEGAL DESCRIPTION – Phase 7-B = 0.2239 Acres

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 7 and 8, Tract 4 in Township 11 North, Range 8 West of the Connecticut Western Reserve and described as follows:

Beginning at a northeasterly corner of Nautical Ridge Condominiums Phase 1 as recorded in Volume 52, Page 9 of Lake County Map Records;

Thence North $45^{\circ}06'01''$ East, 85.97 feet to a point of curvature therein;

Thence southeasterly by a curve to the right an arc distance of 31.42 feet, said arc having a delta of $90^{\circ}00'00''$, a radius of 20.00 feet, and a chord which bears South $89^{\circ}53'59''$ East, 28.28 feet to a point of tangency therein;

Thence South $44^{\circ}53'59''$ East, 29.08 feet to a point of curvature therein;

Thence southeasterly by a curve to the right an arc distance of 52.51 feet, said arc having a delta of $35^{\circ}48'50''$, a radius of 84.00 feet, and a chord which bears South $26^{\circ}59'34''$ East, 51.66 feet;

Thence South $84^{\circ}19'36''$ West, 19.85 feet;

Thence South $05^{\circ}40'24''$ East, 15.45 feet;

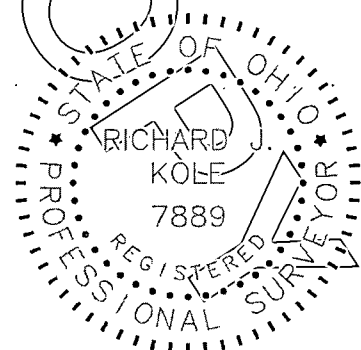
Thence South $48^{\circ}23'25''$ West, 65.06 feet;

Thence North $44^{\circ}53'59''$ West, 93.91 feet to the point of beginning and containing 0.2239 acres of land as surveyed in April of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the northwest line of Nautical Ridge Condominiums Phase 2 (North $46^{\circ}26'36''$ East) as shown on the recorded plat in Volume 53, Page 3 of Lake County Map Records, is the reference meridian for this survey.

Richard J. Kole – 4/15/2021
Registered Surveyor No. 7889





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LEGAL DESCRIPTION – Phase 7-C = 0.3028 Acres

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 7 and 8, Tract 4 in Township 11 North, Range 8 West of the Connecticut Western Reserve and described as follows:

Beginning at a southeasterly corner of Nautical Ridge Condominiums Phase 2 as recorded in Volume 53, Page 3 of Lake County Map Records;

Thence North $84^{\circ}19'36''$ East, 113.00 feet;

Thence South $07^{\circ}02'06''$ East, 115.16 feet;

Thence South $84^{\circ}19'36''$ West, 118.03 feet;

Thence northwesterly by a curve to the left an arc distance of 31.53 feet, said arc having a delta of $08^{\circ}21'51''$, a radius of 216.00 feet, and a chord which bears North $01^{\circ}29'28''$ East, 31.50 feet to a point of tangency therein;

Thence North $05^{\circ}40'24''$ West, 83.71 feet to the point of beginning and containing 0.3028 acres of land as surveyed in April of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the northwest line of Nautical Ridge Condominiums Phase 2 (North $46^{\circ}26'36''$ East) as shown on the recorded plat in Volume 53, Page 3 of Lake County Map Records, is the reference meridian for this survey.

Richard J. Kole – 4/15/2021
Registered Surveyor No. 7889

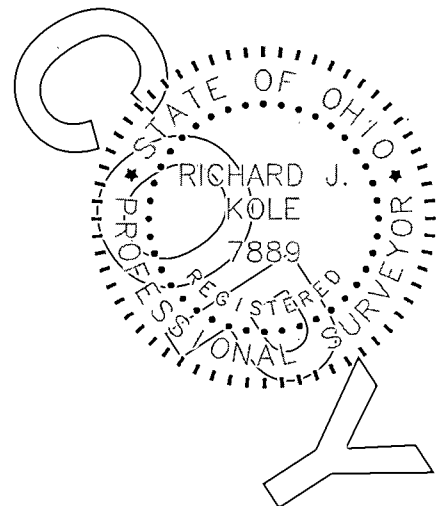


EXHIBIT "2"

TO THE EIGHTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP FOR THE NAUTICAL RIDGE CONDOMINIUMS

LEGAL DESCRIPTIONS OF REMAINING ADDITIONAL PROPERTY

As of the filing of the within Eighth Amendment for Phase 7, there are three parcels of Additional Property which are designated in the following legal descriptions as "1", "2", and "3".



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LEGAL DESCRIPTION – Parcel 1 Phase 7 = 0.9498 Acres

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 7 and 8, Tract 4 in Township 11 North, Range 8 West of the Connecticut Western Reserve and described as follows:

Beginning at a 5/8" iron pin found (cap ID Bobcock & Jones) at the southwest corner of Nautical Ridge Condominiums Phase 2 as recorded in Volume 53, Page 3 of Lake County Map Records and being in the northerly line of High Street, 80.00 feet wide; thence North $48^{\circ}26'36''$ East along a northwesterly line of said Phase 2, a distance of 304.72 feet; thence South $41^{\circ}36'35''$ East along a northerly line of said Phase 2, a distance of 157.11 feet; thence North $48^{\circ}23'25''$ East, 52.00 feet to the **Principal Place of Beginning**;

Thence North $41^{\circ}36'35''$ West, 30.00 feet;

Thence South $48^{\circ}23'25''$ West, 20.00 feet;

Thence North $41^{\circ}36'35''$ West, 111.58 feet to a point of curvature therein;

Thence northwesterly by a curve to the right an arc distance of 23.54 feet, said arc having a delta of $67^{\circ}26'35''$, a radius of 20.00 feet, and a chord which bears North $07^{\circ}53'18''$ West, 22.21 feet to a point of compound curve therein;

Thence northeasterly by a curve to the right an arc distance of 24.10 feet, said arc having a delta of $03^{\circ}35'45''$, a radius of 384.00 feet, and a chord which bears North $27^{\circ}37'52''$ East, 24.10 feet;

Thence South $59^{\circ}49'29''$ East, 20.00 feet;

Thence North $34^{\circ}02'44''$ East, 43.07 feet;

Thence South $55^{\circ}57'16''$ East, 64.02 feet;

Thence North $48^{\circ}23'25''$ East, 165.01 feet;

Thence South $05^{\circ}40'24''$ East, 54.55 feet;

Thence North $84^{\circ}19'36''$ East, 20.00 feet;

Thence South $05^{\circ}40'24''$ East, 58.14 feet to a point of curvature therein;

Thence southwesterly by a curve to the right an arc distance of 87.34 feet, said arc having a delta of $27^{\circ}11'51''$, a radius of 184.00 feet, and a chord which bears South $07^{\circ}55'32''$ West, 86.52 feet;



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Thence North $66^{\circ}55'07''$ West, 20.01 feet;

Thence South $28^{\circ}08'13''$ West, 38.85 feet;

Thence South $56^{\circ}48'27''$ East, 20.01 feet to a point of curvature therein;

Thence southwesterly by a curve to the right an arc distance of 43.81 feet, said arc having a delta of $13^{\circ}38'26''$, a radius of 184.00 feet, and a chord which bears South $41^{\circ}34'12''$ West, 43.70 feet to a point of tangency therein;

Thence South $48^{\circ}23'25''$ West, 44.78 feet to a point of curvature therein;

Thence northwesterly by a curve to the right an arc distance of 31.42 feet, said arc having a delta of $90^{\circ}00'00''$, a radius of 20.00 feet, and a chord which bears North $86^{\circ}36'35''$ West, 28.28 feet to a point of tangency therein;

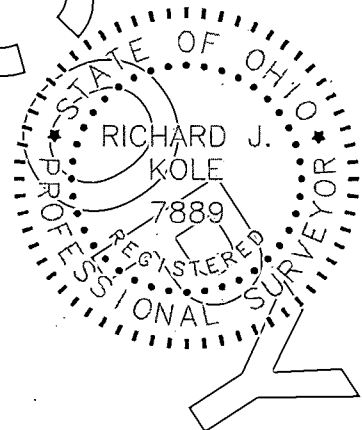
Thence North $41^{\circ}36'35''$ West, 60.75 feet;

Thence North $48^{\circ}23'35''$ East, 20.00 feet to the **Principal Place of Beginning** and containing 0.9498 acres of land as surveyed in April of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the northwest line of Nautical Ridge Condominiums Phase 2 (North $46^{\circ}26'36''$ East) as shown on the recorded plat in Volume 53, Page 3 of Lake County Map Records, is the reference meridian for this survey.

Richard J. Kole – 4/15/2021
Registered Surveyor No. 7889





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LEGAL DESCRIPTION – Parcel 2 Phase 7 = 0.1563 Acres

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 7 and 8, Tract 4 in Township 11 North, Range 8 West of the Connecticut Western Reserve and described as follows:

Beginning at a 5/8" iron pin found (cap ID Bobcock & Jones) at the southeast corner of Ridge Condominiums Association Phase 1 as recorded in Volume 28, Page 7 of Lake County Map Records (LCMR) and being in the northerly line of High Street, 80.00 feet wide; thence North 24°11'53" East along an easterly line of said Ridge Condominiums Association Phase 1, a distance of 241.41 feet to a point of curvature therein; thence northeasterly by a curve to the right an arc distance of 174.99 feet, said arc having a delta of 14°26'19", a radius of 694.39 feet, and a chord which bears North 31°26'51" East, 252.47 feet to the **Principal Place of Beginning**;

Thence northeasterly by a curve to the right an arc distance of 78.89 feet, said arc having a delta of 06°30'33", a radius of 694.39 feet, and a chord which bears North 41°55'18" East, 78.85 feet;

Thence South 45°47'13" East, 95.57 feet to a point of curvature therein;

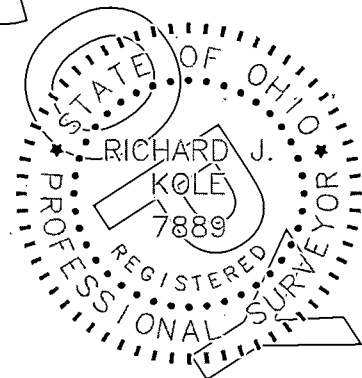
Thence southwesterly by a curve to the left an arc distance of 62.60 feet, said arc having a delta of 08°37'19", a radius of 416.00 feet, and a chord which bears South 40°47'22" West, 62.54 feet;

Thence North 55°26'35" West, 97.54 feet to the **Principal Place of Beginning** and containing 0.1563 acres of land as surveyed in April of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the northwest line of Nautical Ridge Condominiums Phase 2 (North 46°26'36" East) as shown on the recorded plat in Volume 53, Page 3 of Lake County Map Records, is the reference meridian for this survey.

Richard J. Kole – 4/15/2021
Registered Surveyor No. 7889





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LEGAL DESCRIPTION – Parcel 3 Phase 7 = 5.0690 Acres

Situated in the Village of Fairport Harbor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 7 and 8, Tract 4 in Township 11 North, Range 8 West of the Connecticut Western Reserve and described as follows:

Beginning at a 5/8" iron pin found (cap ID Bobcock & Jones) at the southeast corner of Ridge Condominiums Association Phase 1 as recorded in Volume 28, Page 7 of Lake County Map Records (LCMR) and being in the northerly line of High Street, 80.00 feet wide; thence North $24^{\circ}11'53''$ East along an easterly line of said Ridge Condominiums Association Phase 1, a distance of 241.41 feet to a point of curvature therein; thence northeasterly by a curve to the right an arc distance of 253.87 feet, said arc having a delta of $20^{\circ}56'53''$, a radius of 694.39 feet, and a chord which bears North $34^{\circ}42'08''$ East, 252.47 feet to a point of tangency therein; thence North $45^{\circ}06'01''$ East and continuing along said easterly line of Ridge Condominiums Association Phase 1, a distance of 186.96 feet to the **Principal Place of Beginning**;

Thence continuing North $45^{\circ}06'01''$ East, 480.14 feet;
Thence South $06^{\circ}16'40''$ East, 193.49 feet;
Thence North $84^{\circ}40'36''$ East, 141.26 feet;
Thence South $05^{\circ}40'24''$ East, 420.00 feet;
Thence South $42^{\circ}53'29''$ West, 38.22 feet;
Thence South $87^{\circ}45'55''$ West, 102.53 feet;
Thence South $05^{\circ}40'24''$ East, 36.72 feet;
Thence South $84^{\circ}16'36''$ West, 11.36 feet;
Thence South $05^{\circ}15'37''$ West, 19.24 feet to a point of curvature therein;

Thence southwesterly by a curve to the right an arc distance of 114.00 feet, said arc having a delta of $89^{\circ}28'31''$, a radius of 73.00 feet, and a chord which bears South $49^{\circ}59'53''$ West, 102.76 feet to a point of tangency therein;

Thence North $85^{\circ}15'52''$ West, 22.87 feet;
Thence South $04^{\circ}44'08''$ West, 63.03 feet;
Thence South $21^{\circ}33'39''$ East, 35.84 feet;
Thence South $48^{\circ}23'25''$ West, 88.99 feet;
Thence North $41^{\circ}36'35''$ West, 154.93 feet to a point of curvature therein;

Thence northeasterly by a curve to the left an arc distance of 47.37 feet, said arc having a delta of $12^{\circ}33'54''$, a radius of 216.00 feet, and a chord which bears North $26^{\circ}31'55''$ East, 47.27 feet to a point of reverse curvature therein;

Thence northeasterly by a curve to the right an arc distance of 29.39 feet, said arc having a delta of $84^{\circ}11'20''$, a radius of 20.00 feet, and a chord which bears North $62^{\circ}20'39''$ East, 26.81 feet;

Thence North $11^{\circ}03'54''$ East, 32.08 feet to a point of curvature therein;



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Thence northwesterly by a curve to the right an arc distance of 29.16 feet, said arc having a delta of $83^{\circ}32'17''$, a radius of 20.00 feet, and a chord which bears North $39^{\circ}04'41''$ West, 26.65 feet;

Thence North $84^{\circ}19'36''$ East, 118.03 feet;
Thence North $07^{\circ}02'06''$ West, 115.16 feet;
Thence North $05^{\circ}40'24''$ West, 126.58 feet;
Thence South $71^{\circ}15'31''$ West, 131.60 feet to a point of curvature therein;

Thence northwesterly by a curve to the left an arc distance of 19.38 feet, said arc having a delta of $09^{\circ}33'16''$, a radius of 116.00 feet, and a chord which bears North $40^{\circ}06'51''$ West, 19.36 feet to a point of tangency therein;

Thence North $44^{\circ}53'59''$ West, 29.08 feet to a point of curvature therein;

Thence northeasterly by a curve to the right an arc distance of 31.42 feet, said arc having a delta of $90^{\circ}00'00''$, a radius of 20.00 feet, and a chord which bears North $00^{\circ}06'01''$ East, 28.28 feet;

Thence North $46^{\circ}41'23''$ West, 32.02 feet;

Thence South $45^{\circ}06'01''$ West, 27.26 feet;

Thence North $44^{\circ}53'59''$ West, 95.56 feet to the **Principal Place of Beginning** and containing 5.0690 acres of land as surveyed in April of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the northwest line of Nautical-Ridge Condominiums Phase 2 (North $46^{\circ}26'36''$ East) as shown on the recorded plat in Volume 53, Page 3 of Lake County Map Records, is the reference meridian for this survey.

Richard J. Kole – 4/15/2021
Registered Surveyor No. 7889

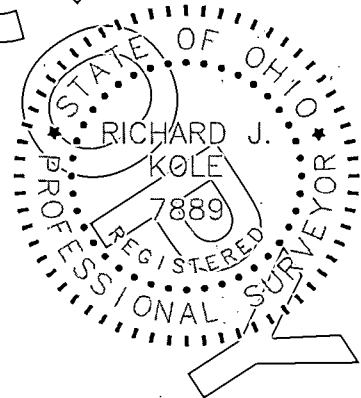


EXHIBIT "3"

TO THE EIGHTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP FOR THE NAUTICAL RIDGE CONDOMINIUMS

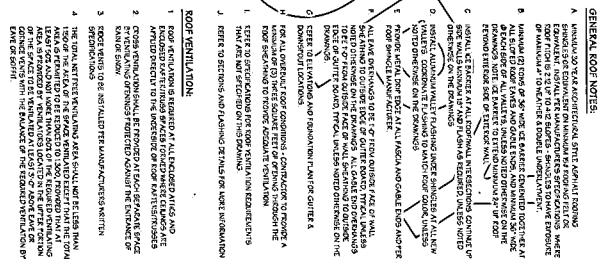
A NARRATIVE DESCRIPTION OF BUILDINGS AND UNITS

Nautical Ridge Condominiums Development is located off High Street in Village of Fairport Harbor, Lake County, Ohio. The Development is served by Nautical Way, a private road (private roads served by the Nautical Ridge Condominiums Owners Association). The Developer intends to build 45 units in the Development on existing roads.

In this Phase 7 there are three (3) buildings with six (6) Units. The Units being included in the Development at this time are Units 305, 307, 308, 310, 336, and 338. The Building is a one-story building of wood frame construction with vinyl exterior. The roof will be constructed with asphalt shingles. Each Unit will consist of approximately 1,500 square feet plus a two and one-half car attached garage. Each Unit has one level and will include three bedrooms, two full baths, Great Room, kitchen, laundry room and patio.

Any inconsistencies between the Narrative Description and the Allotted Drawings shall be resolved in favor of the Allotted Drawings.

UNOFFICIAL COPY



GENERAL ROOF NOTES:

NAUTICAL RIDGE UNITS 1-4
FAIRPORT HARBOR, OHIO 44077

RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
CHAGRIN FALLS, OHIO 44022
TELEPHONE: (440) 247-3990
FAX: (440) 247-3285
www.rsaarchitects.com



RICHARD E. GRIFFIN
 LICENSE #0032348
 EXPIRATION DATE 12/31/11
 CONSULTANT:

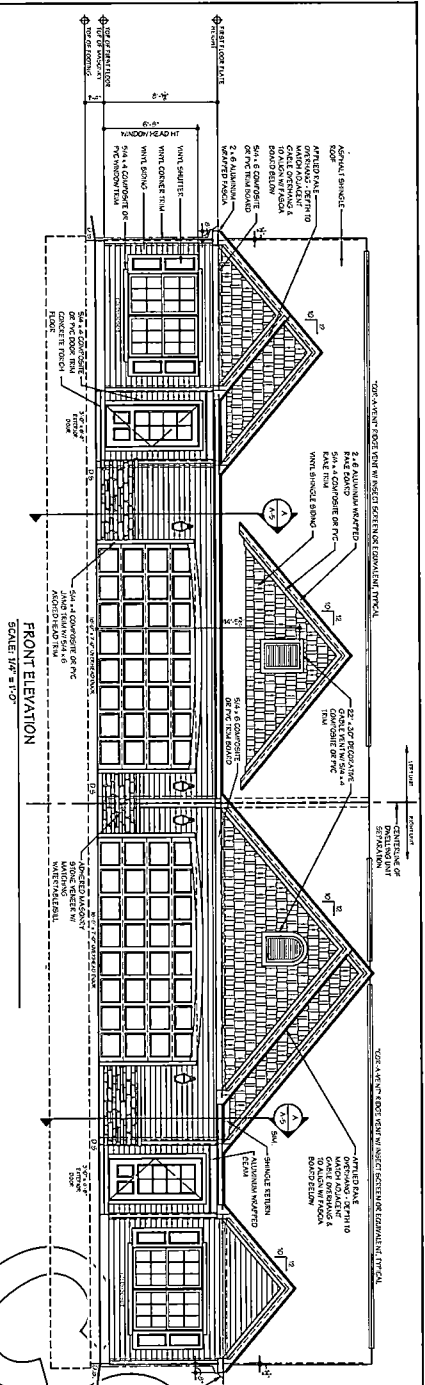
DATE	SET ISSUANCE
07-05-19	ISSUED FOUNDATION PLAN FOR PERMIT
07-28-19	PROPOSED DESIGN REVISIONS
08-07-19	11 - ISSUED FOR CONSTRUCTION DOCUMENTS FOR CLIENT REVIEW & FOUNDATION REVISIONS
08-09-19	ISSUED TO ENGINEERING

ROOF PLAN

SHEET NUMBER:

A-3

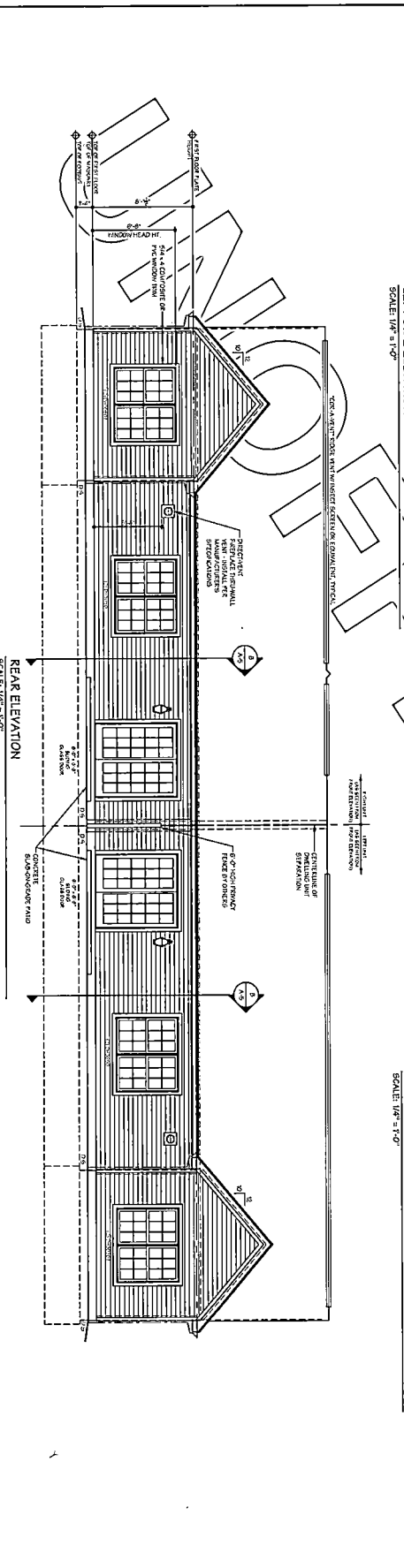
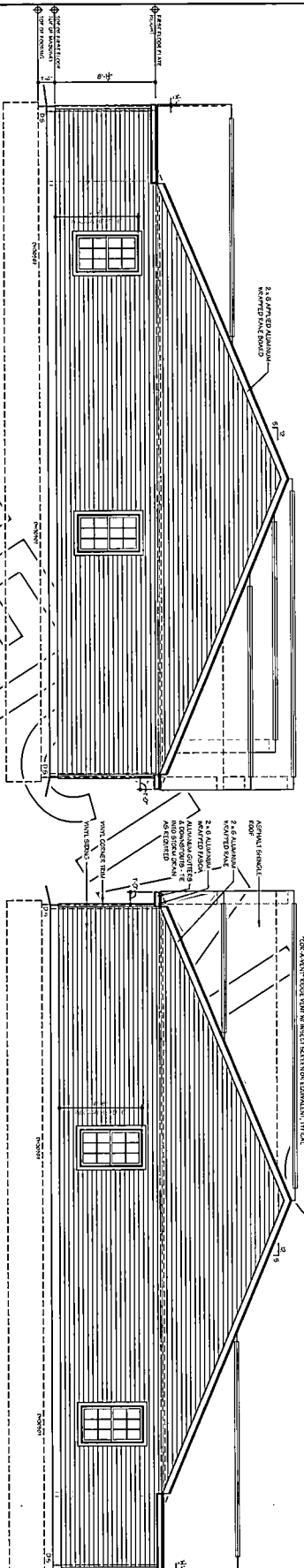
© 2004 Pearson Education, Inc. 271



WINDOW NOTES:

1. ALL WINDOWS TO BE 1/2\"/>

NOTE: COORDINATE ALL EXTERIOR FINISH, MANUFACTURERS AND COLORS WITH DEVELOPER'S SALES STAFF AND GENERAL CONTRACTOR.



ELEVATIONS

A-4

DATE SET ISSUANCE
07-09-10 ISSUED FOUNDATION PLAN FOR PERMIT
07-28-10 FORWARDED PERMITS PERMITS
03-07-11 FOR CONSTRUCTION DOCUMENTS FOR CLIENT REVIEW FOUNDATION REVISIONS
03-02-12 ISSUED TO ENGINEERING
08-20-12 ISSUED FOR PERMIT

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TELEPHONE: (440) 247-3390
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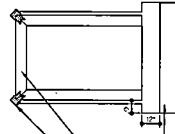
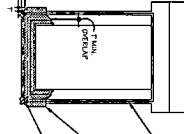
Two-Family Dwelling

NAUTICAL RIDGE

NAUTICAL RIDGE UNITS 1-4
FAIRPORT HARBOR, OHIO 44077

WALL
SECTIONS

SHEET NUMBER
A-5

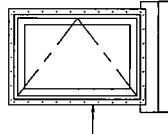
[illegible]

PROVIDE CONTINUOUS BEDDING
SEPARATE BEDDING MATERIALS
PLASTER AND WALL JOINTS AND
OVER FLASHING TAPE

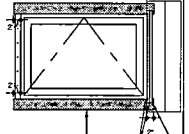
DETAILS OF FLASHING TAPE CUT
OR UNCLE TON PERFORM THE
STRETCH T OVER THE TO THE
INTERIOR OF EACH JOINT, TAPE
42 OVERLAP THE OTHER JOINTS

PROVIDE DISCONTINUOUS BEDDING
BEDDING SEPARANT BETWEEN
MAJING FLASHING AND SMALL
FLASHINGS DISCONTINUOUS TO
ALLOW FOR DRAINAGE - MIN 3"
COVER (24")

BRIEF

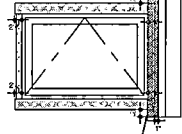


WINDOW WITH MATING PIN -
ATTACH WINDOW TO EXTERIOR WALL
AS DETAILLED BY WINDOW
MANUFACTURER - ENSURE WINDOW
IS TRUE AND PLUMB IN THE
OPENING AS DETAILLED

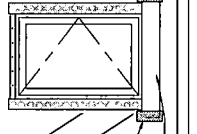


METAL HEAD FLASHING AND
DIMS INSTALLED OVER JAMB
FLASHING AND BEHIND SEALANT
(BEYOND) FLOOR BEADING
SEALANT BETWEEN BOTTOM AND
UP-TURNED EDGE OF METAL HEAD
FLASHING

NOTE: DO NOT TAP OVER BOTTOM
MELDING PIN.



APPLY A STRIP OF SELF-ADHERED
FLASHING TAPE TO EXTERIOR OF
PAINTED SIDES OF VERTICAL
FLASHING TAPEB AND OVER
UN-PAINTED LOG OF EACH HEAD
FLASHING ADHERE DEFECTIVELY TO
WALL SHEATHING ONLY



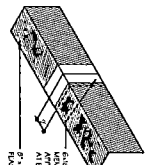
STEP 5

TOO DOWN FOR FLAP OR WEATHER
RESISTING BARRIER. SEAL IDEAL TO
GET LATE AFTERNOON.
APPLY SELF-ADHESIVE FLASHINGS
TAPE OVER WED SETLUG

STEP 6

FINAL SHEET OF WINDOW INSTALL.
COMPLETELY SEAL THE EXTERIOR
PERIMETER OF THE WINDOW AFTER
THE SPONGE AND THERMATE
IS INSTALLED WITH COMPLIANT CAULK
AND PACKED ROOF. COMPLETELY
SEAL THE INTERIOR PERIMETER OF
THE WINDOW WITH THE CRYSTALLINE
POLYURETHANE SEALANT. REPAIR
CRACKS AND ABUSE FROM
LOW EXPANDED POLYM INSULATION
AND SILICONE CAULK

STEP 7

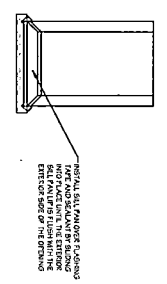
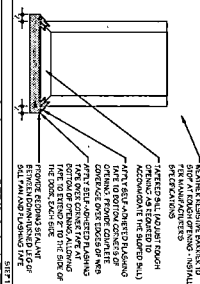


FLASHING LAP DETAIL

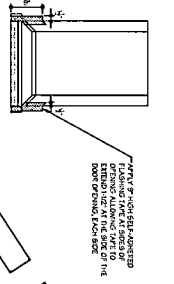
SCALE: N.T.S.

9

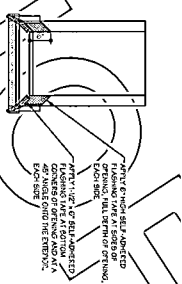
A-7



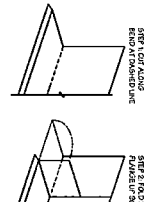
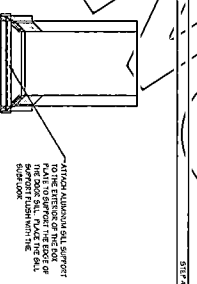
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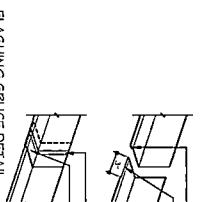
500 500 500



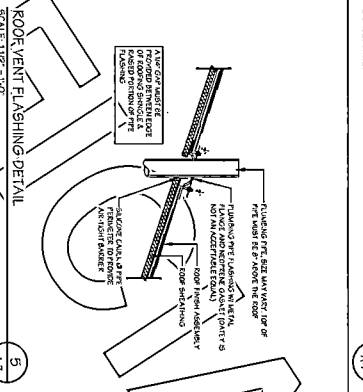
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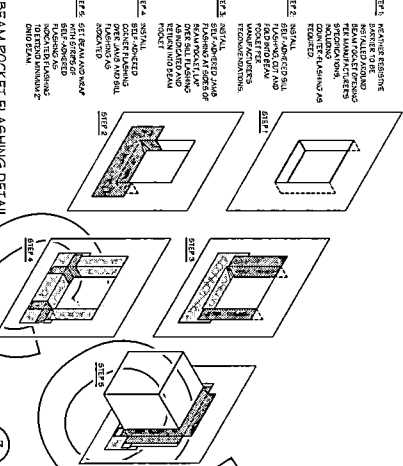
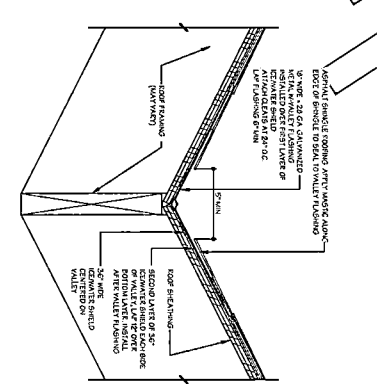
FLASHING END DAM DETAIL
SCALE: N.T.S.



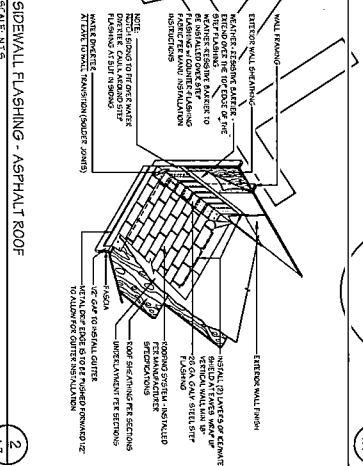
FLASHING SPlice Detail
SCALE: N.T.S.



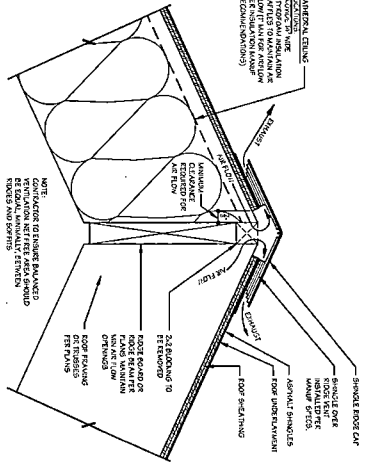
1



DEMI: OCKE! FLASHING DEMI



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1. USE THE 1-AMPOULE METHOD. KAYE'S REAGENTS LIGHT PAPER (PINK) WAS USED FOR INDICATING SEAL BREAKS AND OTHER PROBLEMS WITH CUL.
2. IF ANY CUL HEADS OR BULKING HEADS SHOW ANY PROBLEMS, RECORD THEM IN THE LOG. NO DISPOSITION OF CUL WAS LISTED AND LATER IN ADDITIONAL LOGS, THE PROBLEMS WERE LISTED DURING DISPOSITION OF CUL. THE PROBLEMS WERE NOT A MAJOR SOURCE OF PROBLEMS.
3. HAVE ANY PLACED SEALING FACTOR 10 BEHIND EACH SEALING POSITION.
4. SEAL ALL CULS FOR PROTECTION, WHICH PROTECTS THE CULS FROM DAMAGE DURING HANDLING AND TRANSPORT. SEAL ALL CULS WITHIN 24 HOURS OF SEALING.

- A. ROOMS AND DOORS TO OTHER ROOMS REQUIRING SEALING, CAPPING, CHANGING, ADJUSTING, REMOVING, OR REPAIRING SHALL BE IDENTIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEALING, CAPPING, CHANGING, ADJUSTING, REMOVING, OR REPAIRING OF THE WINDOW AND DOOR FRAME ACTORS.
- B. ROOMS REQUIRING SEALING, CAPPING, CHANGING, ADJUSTING, REMOVING, OR REPAIRING SHALL BE IDENTIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEALING, CAPPING, CHANGING, ADJUSTING, REMOVING, OR REPAIRING OF THE WINDOW AND DOOR FRAME ACTORS.
- C. THE SEALING METHODS AND OTHER PRESSURE TREATMENTS SHALL ALLOW FOR CRACKING, EXPANSION AND CONTRACTION.

Two-Family Dwelling
NAUTICAL RIDGE
NAUTICAL RIDGE UNITS 1-4
FAIRPORT HARBOR, OHIO 44077

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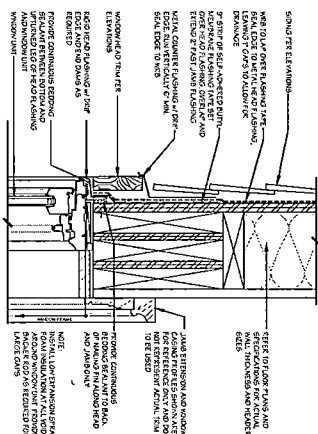
SEAL:



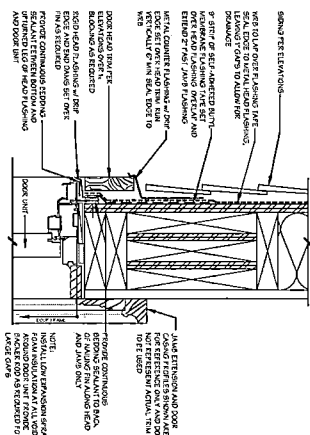
RECEIVED BY: MR. J. H. HARRIS
LICENSE # 4638748
EXPIRATION DATE 12/31/96

CONSULTANT:

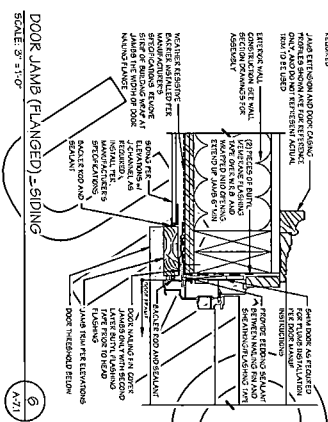
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A-7



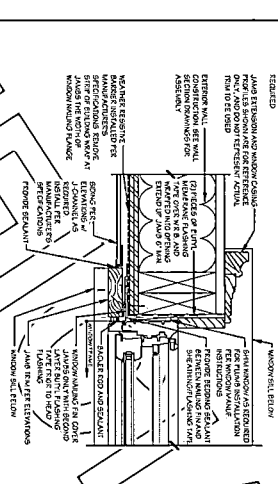
WINDOW HEAD DETAIL - TRIM @ SIDING



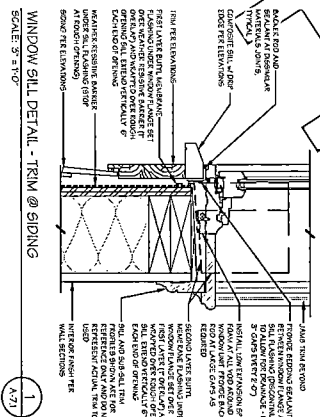
DOOR HEAD (FLANGED) - SIDING
SCALE: 3" = 1'-0"



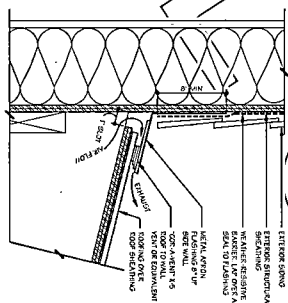
DOOR DETAIL (SIDING)
SCALE: AS NOTED



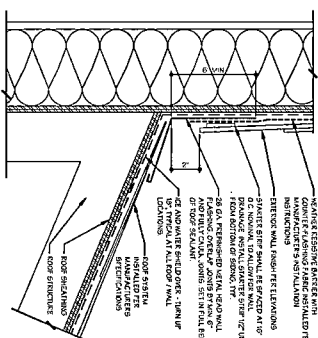
WINDOW JAMB DETAIL - TRIM @ SIDING



WINDOW DETAIL (SIDING)
SCALE: AS NOTED



HEADWALL DETAIL - VENTED
SCALE: 3" = 1'-0"



HEADWALL DETAIL - UNVENTED
SCALE: 3" = 1'-0"

- GENERAL FLASHING NOTES:**
- ALL PRODUCTS TO BE FLASHED BY MANUFACTURER'S SPECIFICATIONS.
 - REFER TO WALL SECTION FOR BUILDING CONSTRUCTION OF FOUNDATION.
 - REFER TO FLOOR SECTION FOR FINISHES AND DETAILS.
 - REFER TO TYPICALS EITHER FOR THE PRODUCT OR FOR THE PROPOSED DETAIL.
 - REFER TO STRUCTURAL DETAILS FOR STRUCTURAL INFORMATION.
 - DETAILS SHOWN OR DERIVED IN DOGS AND WINDOWS ARE NOT TO BE USED FOR OTHER APPLICATIONS.
 - ALL FLASHING MANUFACTURED FROM MATERIAL INSULATED PER (ASTM D 2260).
- AIR SEALING CHECKLIST:**
1. REFER TO SPECIFICATIONS FOR QUALITY ASSURANCE INFORMATION.
 2. REFER TO TYPICALS FOR DETAILS.

Two-Family Dwelling
NAUTICAL RIDGE

NAUTICAL RIDGE UNITS 1-4
FAIRPORT HARBOR, OHIO 44077



RSA ARCHITECTS, LLC
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FAX (440) 247-3283
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06/20
RICHARD E. SIEG RFD,
LICENSE #557349
EXPIRATION DATE 12/31/17
CONSULTANT:

DATE	KEY ISSUANCE
7-05-19	ISSUED FOUNDATION PLAN FOR PERMIT
7-26-19	PROPOSED DESIGN REVISIONS
8-07-19	E1- ISSUED FOR CONSTRUCTION DOCUMENTS FOR CLIENT REVIEW & FOUNDATION REVISIONS
10-09-19	ISSUED TO ENGINEERING

GENERAL WINDOW AND DOOR SEALING NOTES:

- WINDOWS AND DOORS TO RECEIVE FLOW FLASHING, CHALKING, GROUTING, ADHESIVE FLASHING OR TAPE FLOW INSULATION OR WEATHER STRIPPING AS REQUIRED FOR A COMPLETE AIR BARRIER ARE RECOMMENDED BY THE WINDOW AND DOOR MANUFACTURER.
- PROMOTE FAN FLASHING AT ALL EXTERIOR DOORS AND SLIDING GLASS DOORS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- THE SEALING METHODS BETWEEN GLAZING MATERIALS SHALL ALLOW FOR DIFFERENTIAL MOVEMENT AND CONTRACTION.

FLASHING DETAILS

A-7.1

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[illegible]

SPRINT/BLACKHOLE - SERVICES											
RANK	MODEL	MTU	DATA RATE	NETWORK	COOLING (T/PL)	COOLING (B/BL)	HEATING SOURCE	HEATING MOUNT	HEATING OUTPUT	VEHICLE/ENR	MOOP
001	15000/0000/12	COHLEH	200 C/H	40 C/H	5 T/0 G			100 C/H	19 MHP	1500/1M	31
001	25000000	CORHLEH			0	4	100 C/H	19 MHP	1500/1M	31	50

[illegible]

ACCEPTED AND NOTED

1) PM SPEED CONTROLLER ON HOLDING FOR BALANCING

2) VIBRATION ISOLATION HANGERS

3) MONITOR DISCONNECT

4) SPEED LIMITER

WHOLE HOUSE VENTILATION CALCULATION

REMARKS: 1) NO CH VENTILATION - PROVIDED THRU EXHAUST FAN IN KITCHEN AND MAKE UP AIR THRU FURNACE

REMARKS 2

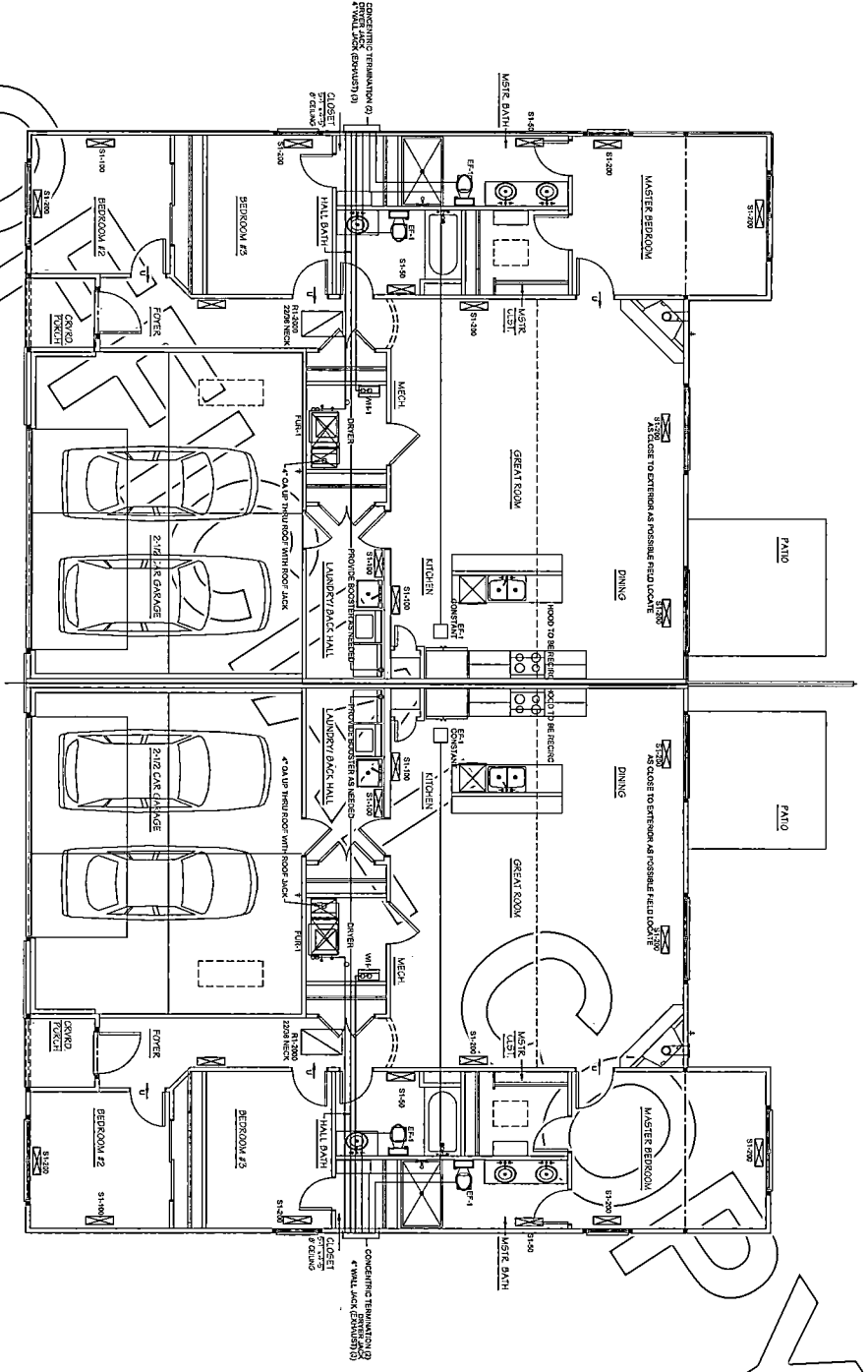
REMARKS 3

AIR DISTRIBUTION SCHEDULE

[illegible]

UNION

FIRST FLOOR MECHANICAL PLAN
SCALE 1/8" = 1'-0"



M-2 MECHANICAL PLANS SHEET NUMBER	DATE: SET ISSUANCE 8-25-19 FOR PERMIT	PROJECT # 1902	THOMAS M. RYAN, ARCHITECT 10 NORTH MAIN STREET CHAGRIN FALLS, OHIO 44022 TELEPHONE: (440) 247-3900 FAX: (440) 247-3223 WWW.RSARCHITECTS.COM	RSA ARCHITECTS, LLC 10 NORTH MAIN STREET CHAGRIN FALLS, OHIO 44022 TELEPHONE: (440) 247-3900 FAX: (440) 247-3223 WWW.RSARCHITECTS.COM	Two-Family Dwelling NAUTICAL RIDGE NAUTICAL RIDGE UNITS 1-4 FAIRPORT HARBOR, OHIO 44077
	CONSULTANT				

[illegible]

- [illegible]

- [illegible]

[illegible]

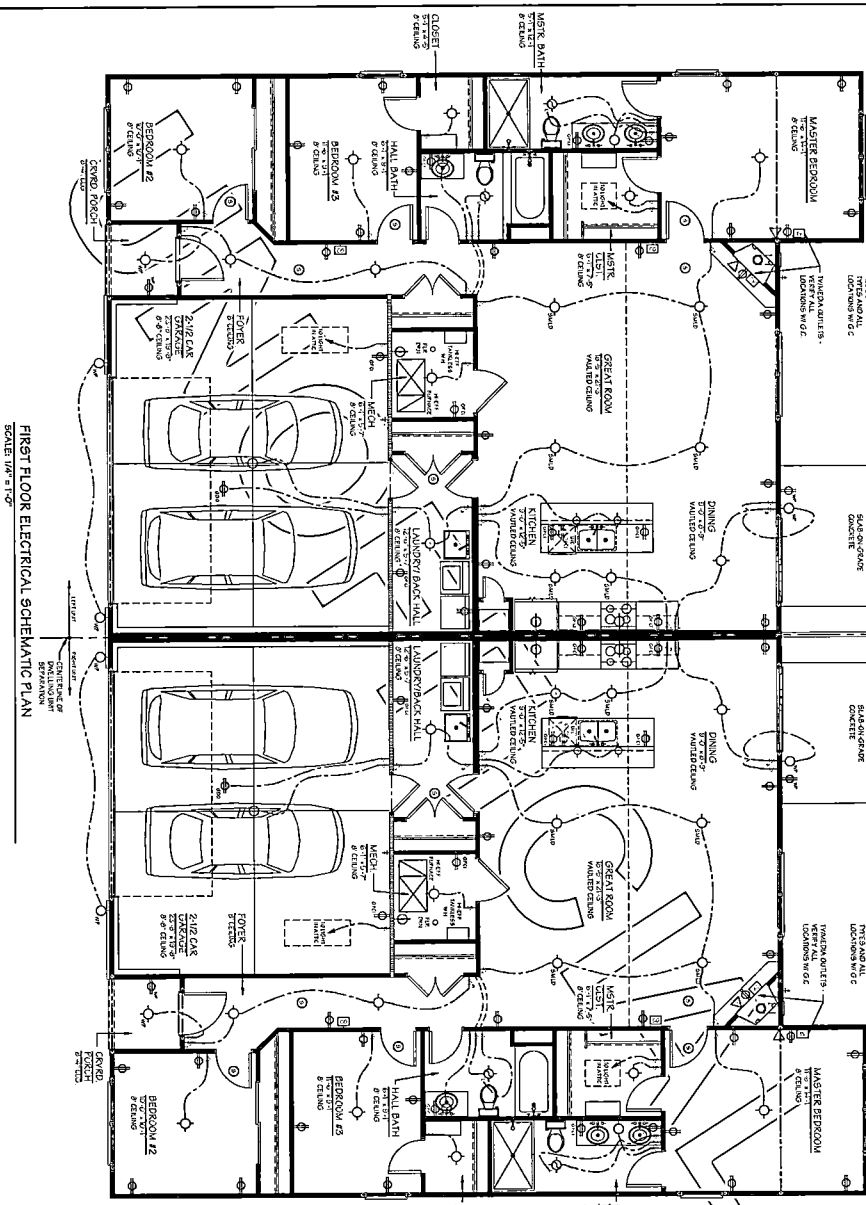
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S. LLC 222 9	Two-Family Dwelling NAUTICAL RIDGE NAUTICAL RIDGE UNITS 1-4 FAIRPORT HARBOR, OHIO 44077
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RSA ARCHITECTS, LLC
10 NORTH MAIN STREET
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TELEPHONE: (440) 247-3990
FAX: (440) 247-3285
www.rsaarchitects.com



CONSULTANT:
RICHARD E. SIEGHEID
LICENSE #0037340
EXPIRATION DATE 12/31/18



FIRST FLOOR ELECTRICAL SCHEMATIC PLAN
SCALE: 1/4" = 1'-0"

MISCELLANEOUS SYMBOL LEGEND	
+	POST BRICK
4	POST BRICK

FIRST FLOOR

PLAN

NOT A GROUND
* REFERS TO FLOOR PLANS FOR LOCATIONS

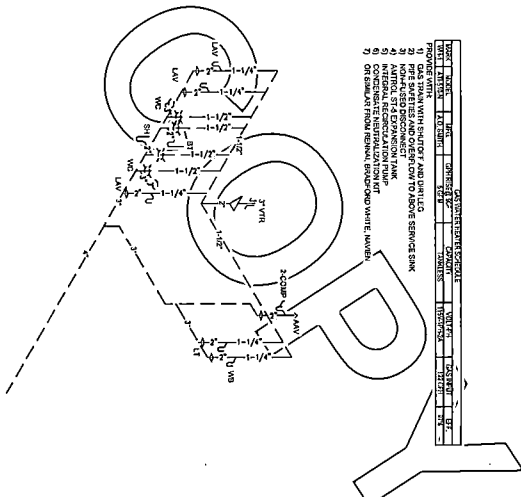
4-14

NOTE: REFER TO ENGINEERED MECHANICAL AND
PLUMBING DRAWINGS AND ONE-LINE ELECTRICAL
DRAWINGS FOR ADDITIONAL INFORMATION.

SHEET NUMBER

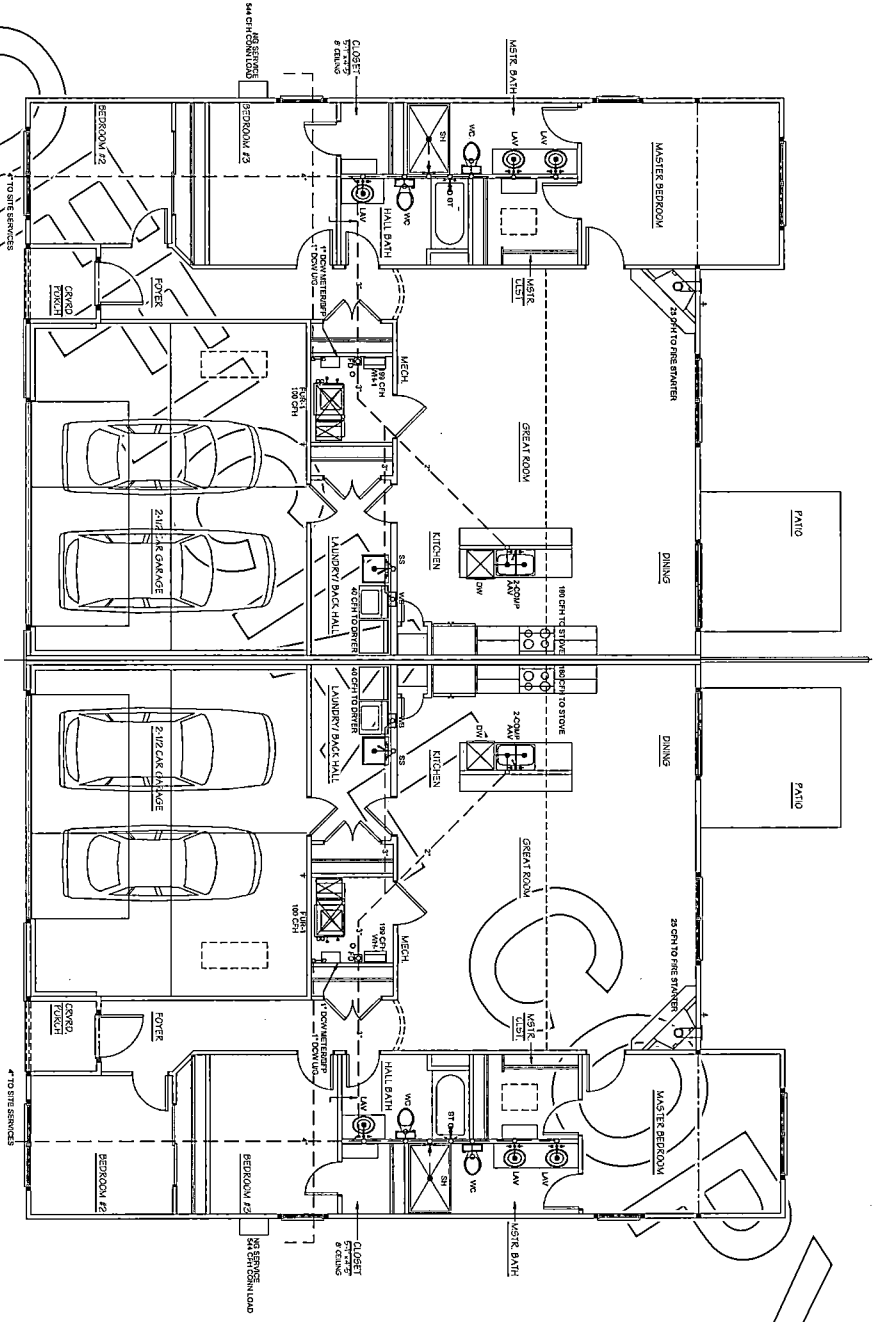
E-2

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UNLOCK

FIRST FLOOR PLUMBING PLAN
SCALE: 1/8" = 1'-0"



0 3/16/2019 12:15:00 PM

P-2

PROJECT NUMBER

PLUMBING PLANS

PROJECT # 1000

DATE SET ISSUANCE
8-26-19 FOR PERMIT

CONSULTANT



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Two-Family Dwelling
NAUTICAL RIDGE

NAUTICAL RIDGE UNITS 1-4
FAIRPORT HARBOR, OHIO 44077

EXHIBIT 4

TO THE EIGHTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP FOR THE NAUTICAL RIDGE CONDOMINIUMS

PERCENTAGE INTEREST IN OWNERSHIP OF COMMON AREAS AND FACILITIES

DESIGNATION OF UNIT NUMBERS, ADDRESS, AND INTEREST

Unit No.	Unit Type	Percentage
1	Sutton	3.226
3	Sutton	3.226
4	Sutton	3.226
5	Waterford	3.226
6	Nantucket w/basement	3.226
7	Waterford	3.226
8	Nantucket	3.226
9	Carlisle	3.226
10	Lakeview	3.226
15	Nantucket	3.226
16	Sutton	3.226
19	Sutton	3.226
20	Nantucket	3.226
29	Nantucket	3.226
30	Nantucket	3.226
36	Shoreline	3.226
37	Nantucket	3.226
38	Nantucket	3.226
45	Carlisle	3.226
46	Sutton	3.226
47	Monterey	3.226
203	Fairport	3.226
205	Fairport	3.226
208	Fairport	3.226
210	Fairport	3.226
305	Fairport	3.226
307	Fairport	3.226
308	Fairport	3.226
310	Fairport	3.226
336	Fairport	3.226
338	Fairport	3.226
		100%