

Recorder
Loveland Box

SIXTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM

Instr: 199906230160066 06/23/1999
Pages: 11 Fee: \$95.20 3:46PM
Richard B. Metcalf T19990087785
Franklin County Recorder BXLOVELAND

This sixth amendment to the Declaration of GENDER PARK CONDOMINIUM is made on or as of the 23rd day of June, 1999.

Recitals

A. Gender Park 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 Gender Park Condominium and the Drawings thereof, recorded, respectively, in Instrument No. 199802240040764, and Condominium Plat Book 76, at page 81 et seq., both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVII of the Declaration, and the provisions of the Condominium Act, Declarant, The Qualstan Corporation, desires by this amendment to add a portion of the 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 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 portion of the property added hereby to the Condominium Property, consisting of 1.191 acres, more or less, is described in the attachment hereto, marked "Exhibit A", and hereby made a part hereof. A sketch site plan showing the composition of the property added hereby is attached hereto, marked "Exhibit B", and hereby made a part hereof. A plot plan showing the relationship of the property added hereby to the property already a part of the Condominium is attached hereto, marked "Exhibit C", and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Gender Park Condominium".

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains three buildings, each containing five dwelling units, adding a total of fifteen (15) dwelling units, and expanding the Condominium to contain a total of one hundred seventy-five (175) dwelling units, each of which is called a "Unit". The buildings are a combination of two story townhouse style Units, with one story ranch style Units on each end, with poured concrete foundations, built of wood frame,

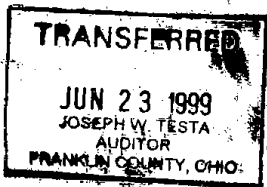
(continued next page)

CERTIFICATE OF AUDITOR

A copy of this Sixth Amendment to the Declaration for Gender Park Condominium, together with the Sixth Amendment to the Drawings attached thereto, were filed with this office on June 23, 1999.

Joe Testa
Franklin County Auditor

By Joseph W. Testa
Deputy Auditor



FOR REFERENCE PLEASE SEE
CONDOMINIUM PLAT BOOK NO. 83 PAGE 17-18

with vinyl siding, and asphalt shingle roofs. The principal materials of which these buildings are constructed are wood, glass, concrete, concrete block, vinyl siding, asphalt shingles, and drywall. Each dwelling unit has a front stoop or porch and a patio or yard area. Some Units have no garage, while others have either a one or two car attached garage, as shown on Exhibit B. Dwelling units added hereby do not have basements. In addition, there are green and landscaped areas and private asphalt drives and parking areas. All 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 Designation. Each of the Units added to the Condominium hereby is designated on the amendment to the Drawings filed simultaneously herewith, and attached hereto (although the same may be detached herefrom upon filing by the Franklin County Recorder and filed in separate records), labeled "The Drawings Gender Park Condominium Sixth Amendment", by a Unit designation, which is a number corresponding with the building number and a capitalized letter of the alphabet. A listing of the type and composition of all Units that may be in the Condominium is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof. The Unit designation of each Unit added hereby and of each Unit heretofore part of the Condominium is set forth on "Exhibit E" attached hereto and hereby made a part hereof.

b. Composition of Units. Each Unit added hereby consists of the space in the building designated on the amendment to the Drawings filed simultaneously herewith with that Unit's Unit designation, including and excluding, as appropriate, those same items as are described and defined in the description of Unit types on Exhibit D. The type of each Unit is shown on the attached Exhibit E. Floor plan layouts and elevation drawings for the Units and buildings added hereby are shown on the amendment to the Drawings filed simultaneously herewith.

c. Unit Locations. The location of each Unit added hereby is shown on the amendment to the Drawings filed simultaneously herewith, and is also shown on Exhibit B. Each Unit has direct access to Common Areas leading directly to Gender Road, a public street.

7. Common and Limited Common Areas.

a. Common Areas. All of the additional property 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 amendment to the Drawings filed herewith as a part of a Unit, are Common Areas.

b. Limited Common Areas. Those portions of the Common Areas that are added hereby that are labeled or designated "limited common areas" on the amendment to the Drawings filed herewith are Limited Common Areas. These Limited Common Areas consist of a front stoop or porch and a patio or yard area contiguous to and appurtenant to each Unit. In each case, a Limited Common Area is reserved for the exclusive use of the Unit or Units which those improvements are designed or designated to serve.

c. Undivided Interests. The undivided interest in the Common Areas of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on the attached Exhibit E, and, in each case, is based on each Unit having an equal par value of one (1.00) so that each Unit has equal undivided interest. All Units added also have equal par values of one (1.00). This exhibit supersedes, in its entirety, Exhibit C of the Declaration, and all amendments thereto. The Common Areas 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 Areas. Further, the undivided interest of a Unit in the Common Areas shall not be separated from the Unit to which it appertains.

8. 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 and benefited by 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, bind and benefit 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 become members, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; 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 WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of June, 1999.

Signed and acknowledged
in the presence of:

THE QUALSTAN CORPORATION

[Signature]

(Print Name) Frank Harrison

[Signature]

(Print Name) Calvin T. Johnson Jr

By [Signature]

Julie D. Beshara, Assistant Secretary

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was acknowledged before me by Julie D. Beshara, Assistant Secretary of The Qualstan Corporation, an Ohio corporation, on its behalf, this 22nd day of June, 1999.

[Signature]
Notary Public



CALVIN T. JOHNSON, JR., ATTORNEY-AT-LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

This instrument prepared by Calvin T. Johnson, Jr., attorney at law, Loveland & Brosius, 50 West Broad Street, Columbus, Ohio 43215-3352.

EXHIBIT A

SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM

Legal Descriptions, Property Added
(1.191 acres)

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 13, Township 11, Range 21, Congress Lands and being part of the 50.770 acre tract of land conveyed to Qualstan Corporation, by deed of record in Instrument No. 199706160023398, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point that is the southeasterly corner of "GENDER PARK CONDOMINIUM", the southwesterly corner of "GENDER PARK CONDOMINIUM FIRST AMENDMENT";

thence South 86° 05' 16" East, along the southerly line of "GENDER PARK CONDOMINIUM FIRST AMENDMENT", a distance of 144.98 feet to the northwesterly corner of "GENDER PARK CONDOMINIUM FIFTH AMENDMENT";

thence along the westerly line of "GENDER PARK CONDOMINIUM FIFTH AMENDMENT", the following courses and distances:

South 3° 54' 44" West, 101.86 feet to a point;

South 86° 05' 16" East, 174.46 feet to a point; and

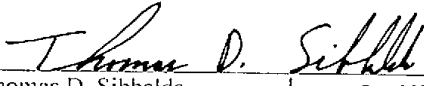
South 3° 54' 44" West, 116.16 feet to the southwesterly corner of "GENDER PARK CONDOMINIUM FIFTH AMENDMENT";

thence North 86° 05' 16" West, a distance of 319.44 feet to a point;

thence North 3° 54' 44" East, a distance of 218.02 feet to the place of beginning, containing 1.191 acres, more or less.

Bearings contained herein are based on the Ohio State Plane Coordinate System, as per NAD 83. Control for bearings was from coordinates of Monuments Numbers 9968 and 9932, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, in which the bearing between the monuments is South 4° 14' 33" West.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

By 
Thomas D. Sibbalds June 7, 1999
Registered Surveyor No. 5908

TDS/mf

Declarant's Mailing Address: Qualstan Corporation
1827 O'Brien Road
Columbus, Ohio 43228

EXHIBIT 'B'
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM
SIXTH AMENDMENT
PLOT PLAN, PROPERTY ADDED

NOTE:

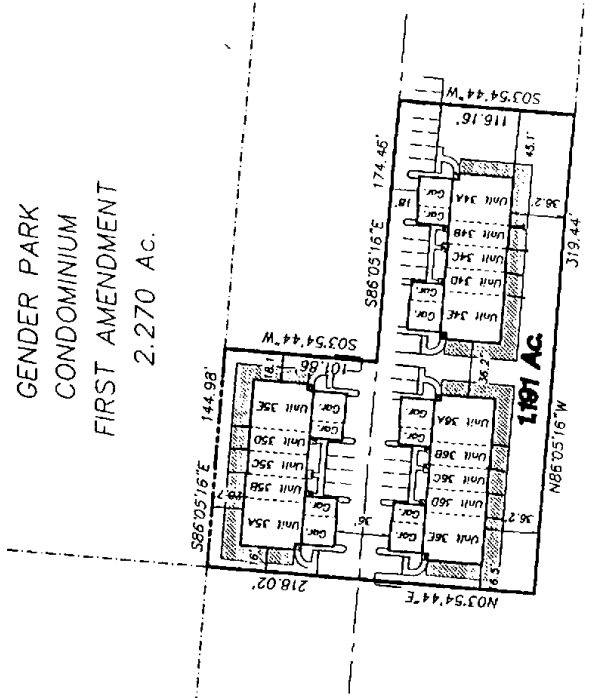
Bearings are based on The Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments Numbers 9968 and 9932 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment in which the bearing is South 4° 14' 33" West.

GENDER PARK
 CONDOMINIUM
 FIRST AMENDMENT
 2.270 AC.

GENDER PARK
 CONDOMINIUM
 FIFTH AMENDMENT
 2.804 AC.

ADDITIONAL PROPERTY
 24.216 AC.

Inst. No. 199706160023398



JUNE B. 1999
 O = Iron Pin

LEGEND
 Areas not designated as units or limited common areas are common areas.

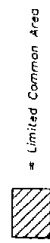


EXHIBIT 'C'

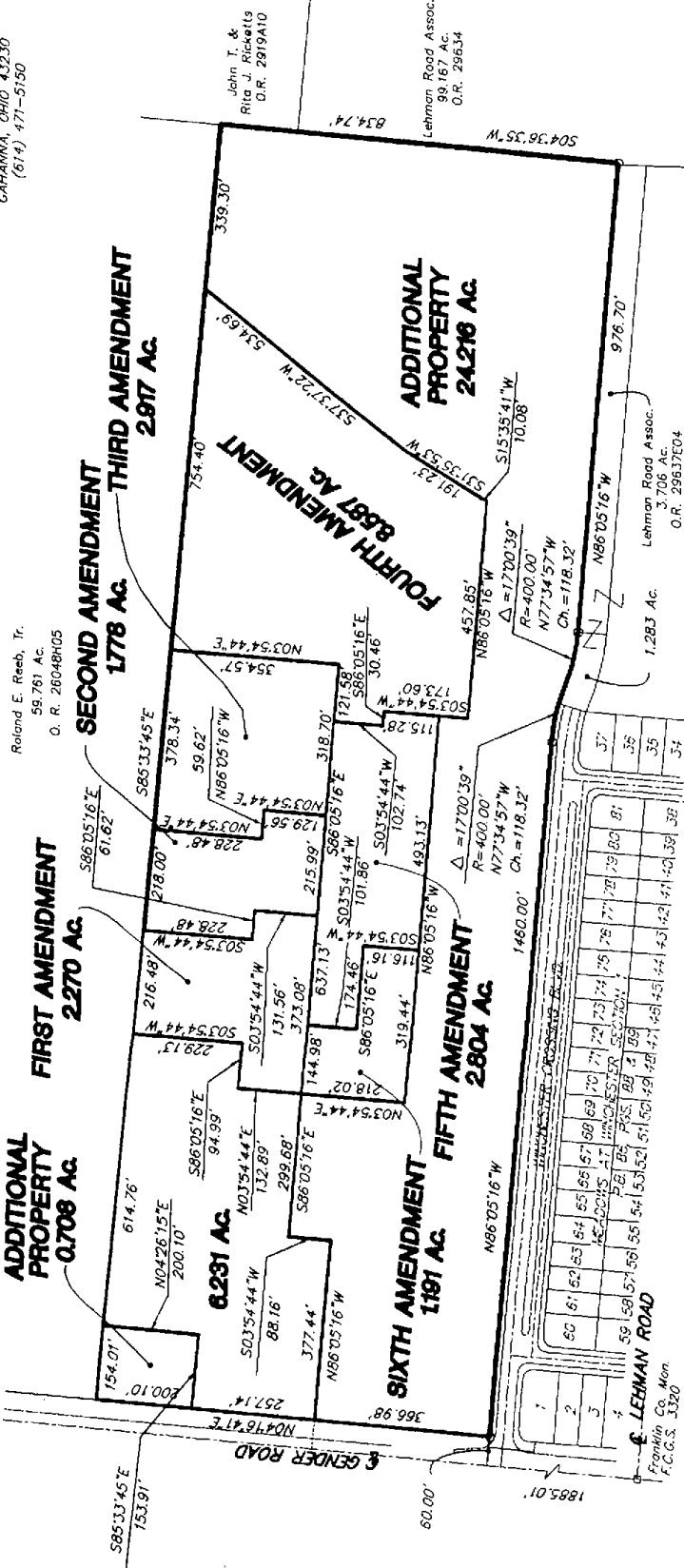
GENDER PARK CONDOMINIUM SIXTH AMENDMENT

DECLARATION OF CONDOMINIUM PLOT PLAN, PROPERTY ADDED

NOTE:
Bearings are based on The Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments Numbers 9968 and 9932 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment in which the bearing is South 41°14'33" West.

SURVEYED & PLATTED
BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-5150

Roland E. Reeb, Tr.
59,781 Ac.
O. R. 26048H05



John T. &
Rita J. Ricketts
O.R. 2919A10

Lehman Road Assoc.
99,167 Ac.
O.R. 29634

Lehman Road Assoc.
3,706 Ac.
O.R. 29637E04

Lehman Road
Franklin Co., Mem.
F.C.C. 3320



GRAPHIC SCALE 1" = 300'
JUNE 8, 1998

EXHIBIT D

SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM

Unit Types

<u>Type</u>	<u>Description</u>
T1B -	A two bedroom standard townhouse Unit containing a full bath and two bedrooms on the second floor, a living room with dining area, a kitchen, a laundry room, and a half bath on the first floor and does not have a garage. Contains approximately 1,148 gross interior square feet, ⁽¹⁾⁽²⁾ and seven rooms, in total. ⁽³⁾
T1BG -	A two bedroom townhouse Unit containing a full bath and two bedrooms on the second floor, a living room with dining area, a kitchen, a laundry room, and a half bath on the first floor, contains approximately 1,178 gross interior square feet ⁽¹⁾⁽²⁾ and seven rooms, in total. ⁽³⁾
T2BG -	A two bedroom deluxe townhouse Unit, containing two full baths and two bedrooms on the second floor, a living room with dining area, a kitchen, a laundry room, and half bath on the first floor. Contains approximately 1,178 gross interior square feet ⁽¹⁾⁽²⁾ and eight rooms, in total. ⁽³⁾
T3 -	A three bedroom townhouse Unit, containing three bedrooms and a bath on the second floor, a living room with dining area, a kitchen, a laundry room, and half bath on the first floor and does not have a garage. Contains approximately 1,178 gross interior square feet ⁽¹⁾⁽²⁾ and eight rooms, in total. ⁽³⁾
T3BG -	A three bedroom townhouse Unit, containing three bedrooms and a bath on the second floor, a living room with dining area, a kitchen, a laundry room, and half bath on the first floor. Contains approximately 1,178 gross interior square feet ⁽¹⁾⁽²⁾ and eight rooms, in total. ⁽³⁾
R2BG -	A two bedroom ranch style unit, containing two full baths, two bedrooms, a living room with dining area, a kitchen and a laundry room on the first floor. Contains approximately 1,209 gross interior square feet, ⁽¹⁾⁽²⁾ and seven rooms, in total. ⁽³⁾
R3 -	A three bedroom ranch style Unit, containing two full baths, three bedrooms, a living room with dining area, a kitchen and a laundry room on the first floor. Contains approximately 1,209 gross interior square feet, ⁽¹⁾⁽²⁾ and eight rooms, in total. ⁽³⁾

Some Units may have one or more of the following: an air conditioning system, a refrigerator, gas range, and a dishwasher. Some Units have a fireplace. In addition, each Unit has the exclusive use of a patio or yard area and a porch or stoop.

NOTES:

- (1) "Approximate interior gross square feet" means the gross square feet of the Unit at all levels, and is measured from the inside of the Unit's exterior perimeter walls, inward, including space encompassed by interior walls. Each Unit with a garage contains an additional approximately 241 gross interior square feet for a one car front garage or a one car end garage or an additional approximately 412 gross interior square feet for a two car garage.
- (2) In the event that a basement is added to a Unit type, the basement will be included as part of a Unit and the approximate gross interior square footage will increase so as to include the additional space.
- (3) "Rooms, in total," includes each bath or half bath as one room each, and the living room with dining area as one room, and does not count closets, hallways, garages or foyers as rooms.

EXHIBIT E
SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM

Unit Information

I. EXISTING UNITS:

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Bedrooms</u>	<u>Garage Spaces</u>	<u>Undivided Interest</u>
2A	R2BG	2	2	1/175th
2B	T2BG	2	1	1/175th
2C	T1B	2	0	1/175th
2D	T1BG	2	1	1/175th
2E	R2BG	2	2	1/175th
3A	R2BG	2	2	1/175th
3B	T2BG	2	1	1/175th
3C	T1B	2	0	1/175th
3D	T1BG	2	1	1/175th
3E	R2BG	2	2	1/175th
4A	R2BG	2	2	1/175th
4B	T2BG	2	1	1/175th
4C	T1B	2	0	1/175th
4D	T1BG	2	1	1/175th
4E	R2BG	2	2	1/175th
5A	R2BG	2	2	1/175th
5B	T2BG	2	1	1/175th
5C	T1B	2	0	1/175th
5D	T1BG	2	1	1/175th
5E	R2BG	2	2	1/175th
6A	R2BG	2	2	1/175th
6B	T2BG	2	1	1/175th
6C	T1B	2	0	1/175th
6D	T1BG	2	1	1/175th
6E	R2BG	2	2	1/175th
7A	R2BG	2	2	1/175th
7B	T2BG	2	1	1/175th
7C	T1B	2	0	1/175th
7D	T1BG	2	1	1/175th
7E	R2BG	2	2	1/175th
8A	R2BG	2	2	1/175th
8B	T2BG	2	1	1/175th
8C	T1B	2	0	1/175th
8D	T1BG	2	1	1/175th
8E	R2BG	2	2	1/175th
9A	R2BG	2	2	1/175th
9B	T2BG	2	1	1/175th
9C	T1B	2	0	1/175th
9D	T1BG	2	1	1/175th
9E	R2BG	2	2	1/175th
10A	R2BG	2	2	1/175th
10B	T2BG	2	1	1/175th
10C	T1B	2	0	1/175th
10D	T1BG	2	1	1/175th
10E	R2BG	2	2	1/175th

EXHIBIT E
SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM

Unit Information

I. EXISTING UNITS (Continued):

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Bedrooms</u>	<u>Garage Spaces</u>	<u>Undivided Interest</u>
11A	R2BG	2	2	1/175th
11B	T2BG	2	1	1/175th
11C	T1B	2	0	1/175th
11D	T1BG	2	1	1/175th
11E	R2BG	2	2	1/175th
12A	R3	3	2	1/175th
12B	T2BG	2	1	1/175th
12C	T1B	2	0	1/175th
12D	T1BG	2	1	1/175th
12E	R3	3	2	1/175th
13A	R2BG	2	2	1/175th
13B	T1BG	2	1	1/175th
13C	T1B	2	0	1/175th
13D	T1BG	2	1	1/175th
13E	R3	3	2	1/175th
14A	R3	3	2	1/175th
14B	T1BG	2	1	1/175th
14C	T1B	2	0	1/175th
14D	T2BG	2	1	1/175th
14E	R2BG	2	2	1/175th
15A	R3	3	2	1/175th
15B	T1BG	2	1	1/175th
15C	T1B	2	0	1/175th
15D	T1BG	2	1	1/175th
15E	R3	3	2	1/175th
16A	R3	3	2	1/175th
16B	T1BG ⁽¹⁾	2	1	1/175th
16C	T1B	2	0	1/175th
16D	T1BG	2	1	1/175th
16E	R3	3	2	1/175th
17A	R3	3	2	1/175th
17B	T1BG	2	1	1/175th
17C	T1B	2	0	1/175th
17D	T1BG	2	1	1/175th
17E	R2BG	2	2	1/175th
18A	R2BG	2	2	1/175th
18B	T1BG	2	1	1/175th
18C	T1B ⁽¹⁾	2	0	1/175th
18D	T1BG	2	1	1/175th
18E	R2BG	2	2	1/175th
19A	R3 ⁽²⁾	3	2	1/175th
19B	T2BG	2	1	1/175th
19C	T1B	2	0	1/175th
19D	T1BG	2	1	1/175th
19E	R2BG	2	2	1/175th

EXHIBIT E
SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM

Unit Information

I. EXISTING UNITS (Continued):

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Bedrooms</u>	<u>Garage Spaces</u>	<u>Undivided Interest</u>
20A	R3	3	2	1/175th
20B	T1BG	2	1	1/175th
20C	T1B	2	0	1/175th
20D	T1BG	2	1	1/175th
20E	R2BG	2	2	1/175th
21A	R2BG	2	2	1/175th
21B	T1BG	2	1	1/175th
21C	T1B	2	0	1/175th
21D	T2BG	2	1	1/175th
21E	R2BG	2	2	1/175th
22A	R2BG	2	2	1/175th
22B	T1BG	2	1	1/175th
22C	T1B	2	0	1/175th
22D	T1BG	2	1	1/175th
22E	R2BG	2	2	1/175th
23A	R3	3	2	1/175th
23B	T1BG	2	1	1/175th
23C	T1B	2	0	1/175th
23D	T1BG	2	1	1/175th
23E	R2BG	2	2	1/175th
24A	R3	2	2	1/175th
24B	T1BG	2	1	1/175th
24C	T1B	2	0	1/175th
24D	T1BG	2	1	1/175th
24E	R2BG	2	2	1/175th
25A	R2BG	2	2	1/175th
25B	T1BG	2	1	1/175th
25C	T1B	2	0	1/175th
25D	T1BG	2	1	1/175th
25E	R2BG	2	2	1/175th
26A	R2BG	2	2	1/175th
26B	T1BG	2	1	1/175th
26C	T1B	2	0	1/175th
26D	T1BG	2	1	1/175th
26E	R2BG	2	2	1/175th
27A	R3	3	2	1/175th
27B	T1BG	2	1	1/175th
27C	T1B	2	0	1/175th
27D	T1BG	2	1	1/175th
27E	R2BG	2	2	1/175th
28A	R2BG	2	2	1/175th
28B	T1BG	2	1	1/175th
28C	T1B	2	0	1/175th
28D	T1BG	2	1	1/175th
28E	R3	3	2	1/175th

EXHIBIT E

**SIXTH AMENDMENT
DECLARATION OF CONDOMINIUM
GENDER PARK CONDOMINIUM**

Unit Information

I. EXISTING UNITS (Continued):

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Bedrooms</u>	<u>Garage Spaces</u>	<u>Undivided Interest</u>
29A	R3	3	2	1/175th
29B	T1BG	2	1	1/175th
29C	T1B	2	0	1/175th
29D	T2BG	2	1	1/175th
29E	R2BG	2	2	1/175th
30A	R2BG	2	2	1/175th
30B	T1BG	2	1	1/175th
30C	T1B	2	0	1/175th
30D	T1BG	2	1	1/175th
30E	R3	3	2	1/175th
31A	R2BG	2	2	1/175th
31B	T2BG	2	1	1/175th
31C	T1B	2	0	1/175th
31D	T1BG	2	1	1/175th
31E	R2BG	2	2	1/175th
32A	R3	3	2	1/175th
32B	T1BG	2	1	1/175th
32C	T1B	2	0	1/175th
32D	T1BG	2	1	1/175th
32E	R2BG	2	2	1/175th
33A	R3	3	2	1/175th
33B	T1BG	2	1	1/175th
33C	T1B	2	0	1/175th
33D	T1BG	2	1	1/175th
33E	R2BG	2	2	1/175th

II. UNITS ADDED HEREBY:

<u>Unit Designation</u>	<u>Unit Type</u>	<u>Bedrooms</u>	<u>Garage Spaces</u>	<u>Undivided Interest</u>
34A	R3	3	2	1/175th
34B	T1BG	2	1	1/175th
34C	T1B	2	0	1/175th
34D	T1BG	2	1	1/175th
34E	R3	3	2	1/175th
35A	R2BG	2	2	1/175th
35B	T2BG	2	1	1/175th
35C	T1B	2	0	1/175th
35D	T1BG	2	1	1/175th
35E	R2BG	2	2	1/175th
36A	R3	3	2	1/175th
36B	T1BG	2	1	1/175th
36C	T1B	2	0	1/175th
36D	T1BG	2	1	1/175th
36E	R2BG	2	2	1/175th

Total 175/175ths
or 100%

- NOTES: (1) Unit with closet on first floor in lieu of half-bath
(2) Unit with larger master bedroom in lieu of master bath