

AMENDMENT NUMBER ONE TO
THE DECLARATION ESTABLISHING A PLAN FOR
CONDOMINIUM OWNERSHIP
UNDER CHAPTER 5311 OF THE OHIO REVISED CODE
FOR
THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS
(ESTABLISHING PHASE TWO)

This will certify that copies of this Declaration, together with the Drawings attached thereto as Exhibits have been filed in the Office of the County Auditor, Wayne County, Ohio.

Dated: _____

Jarra Underwood, Wayne County Auditor

By: _____
Deputy Auditor

This instrument prepared by:
John T. Keating, Esq.
Keating Law Offices, LLP
141 East Liberty Street
Wooster, Ohio 44691
telephone: (330) 262-2916

AMENDMENT NUMBER ONE

TO

DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS
(ESTABLISHING PHASE TWO)

WEAVER CUSTOM HOMES, INC., an Ohio corporation, hereinafter referred to as the "Declarant", as the owner in fee simple of the Condominium Property to be added to and become part of The Groves at The Villages of Wetherington Condominiums, hereby makes the following Amendment ("this Amendment") to the Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums.

WITNESSETH:

WHEREAS, the Declarant submitted certain property (hereinafter referred to as "Phase One"), together with the buildings thereon (hereinafter referred to as the "Phase One Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums, Phase One", together with the Drawings and Bylaws recorded in connection therewith, the Declaration of Condominium Ownership being recorded in Wayne County Official Records Volume 489, Page 1505 et seq., and the Drawings being recorded in Wayne County Plat Records Volume 27, Page 56 et seq. (the Declaration, Bylaws, and Drawings are hereinafter collectively referred to as the "Declaration");

WHEREAS, Declarant reserved the right and option in Article XX of the Declaration to submit from time to time any part or parts of that certain land referred to and described in the Declaration as "the Additional Property", and submit all buildings and improvements thereon to the provisions of the Declaration, and thereby cause said part or parts, and said buildings and improvements, to become part of The Groves at The Villages of Wetherington Condominiums;

WHEREAS, Declarant owns the land described on **EXHIBIT "A"** attached hereto and made a part hereof (hereinafter referred to as the "Phase Two Land"), which land is part of the Additional Property described in the Declaration;

WHEREAS, Declarant has constructed on the Phase Two Land one (1) building, containing four (4) Units, for a total of four (4) Units (hereinafter referred to as the "Phase Two Building");

WHEREAS, the general architectural design, quality, appearance, and materials used in the construction of the Phase Two Building and the landscaping of the Common Elements surrounding the same are substantially the same as the architectural design, quality, appearance, materials, and landscaping on the Buildings in Phase One and the Common Elements surrounding the same;

WHEREAS, the Units in Phase Two and the Common Elements in Phase Two shall be subject to the same uses, purposes, covenants, and restrictions as the Units in Phase One and the Common Elements in Phase One, and shall be subject, as one single Condominium, to the provisions of the Declaration;

WHEREAS, when the Phase Two Land and the Phase Two Building and the other improvements constructed thereon are added to the existing

Condominium as hereafter provided, the undivided interest of each Unit in the combined Common Elements shall be re-established as set forth in EXHIBIT "B" attached hereto and made a part hereof;

WHEREAS, Declarant has determined to submit the Phase Two Land, Phase Two Building, and all other improvements thereon, to the provisions of the Declaration and the provisions of Chapter 5311, Ohio Revised Code;

NOW, THEREFORE, Declarant hereby declares as follows:

1. All of the above recitals are incorporated into and made a part of this Amendment. All terms used in this Amendment which are defined in the Declaration shall be interpreted to have the same meaning as defined in the Declaration, unless expressly otherwise provided herein or unless the context requires otherwise.

2. Declarant is the owner of the Phase Two Land (described on EXHIBIT "A" attached hereto), which together with the Phase Two Building and all other improvements thereon, all easements, rights, and appurtenances belonging thereto and all articles of personal property existing thereon for the common use of the Unit Owners, is hereby submitted to the provisions of Chapter 5311, Ohio Revised Code, and the provisions of the Declaration, as amended by this Amendment, and is hereby included in and made a part of The Groves at The Villages of Wetherington Condominiums (hereinafter collectively referred to as "the Condominium Property").

3. Article VI of the Declaration is amended and supplemented in the following respects:

(a) The "Units" in Phase Two are the same as in the original Declaration, except that Phase Two contains one (1) building, containing four (4) Units, for a total of four (4) Units.

(b) Other improvements located on the Phase Two Land include driveways, landscaping, and underground and above-ground conduits and facilities for utilities.

(c) The unit designation of each Unit and its undivided interest in the Common Elements, in the common profits for distribution, and in the common expenses for assessments, are set forth on EXHIBIT "B" attached hereto, which exhibit is hereby substituted for the Exhibit "B" attached to the Declaration.

(d) Voting rights in the Association shall be in accordance with the "one-unit, one-vote" rule set forth in Article VIII, Section 3 of the Declaration.

(e) The layout, location, designation, and dimensions of the Building and of each Unit, the number of rooms in each Unit, the approximate area of each Unit in square feet, the layout, location, and dimensions of the Common Elements and Limited Common Elements to which each Unit has access, the location and dimensions of appurtenant easements, and other particulars, are shown graphically on the Drawings for The Groves at The Villages of Wetherington Condominiums, Phase 2.

4. The Declaration is hereby amended by adding the following to Article IV, Section 1 (Purposes):

Declarant, in order to establish a plan of condominium ownership for the Condominium Property, hereby subjects the Condominium Property to the provisions of Chapter 5311, Ohio Revised Code. The Condominium Property is hereby divided into SIXTEEN (16) separately designated and legally described freehold estates, hereinafter described and referred to as "Units", and ONE (1) freehold estate, hereinafter described and referred to as the "Common Elements."

5. EXHIBIT "A" of the Declaration is hereby supplemented by adding thereto and making a part thereof the Phase Two Land, being the land

described on EXHIBIT "A" (Legal Description of Condominium Property - Phase Two) of this Amendment.

6. The Declaration is hereby amended by eliminating EXHIBIT "B" thereof and substituting in its place EXHIBIT "B" (Allocation of Common Element Interests Among Condominium Units - Phases One and Two) attached to and made a part of this Amendment. Any reference in the Declaration to EXHIBIT "B" shall henceforth be deemed a reference to EXHIBIT "B" of this Amendment.

7. The Drawings recorded in Wayne County Plat Volume 27, Page 56, et seq., are hereby amended by adding thereto the Drawings for The Groves at The Villages of Wetherington Condominiums, Phase 2, to be recorded concurrently with this Amendment Number One.

8. Each owner of a Unit in Phase Two of the Condominium shall have all easement rights described in the Declaration, including but not limited to the following easement rights set forth in Article XV, Section 1 (Easements of Enjoyment; Limitations) of the Declaration:

In addition, every Unit owner shall have a non-exclusive right and easement of access to and from his, her or its Unit, over those portions of the private streets known as Barrington Way and Wetherington Lane (which together form Lot Number 8643 in the City of Wooster) which extend from the phase of the Condominium in which said Unit is located to the public road known as West Highland Avenue.

9. Except as amended by this Amendment Number One, all of the terms and provisions, including but not limited to all rights, privileges and obligations contained in the original Declaration, the original Drawings, and the original Bylaws of the Unit Owners' Association, as originally executed and recorded, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Amendment Number One by its duly authorized officers this 31st day of May, 2005.

WEAVER CUSTOM HOMES, INC.

By: [Signature]
Ken Weaver, President

By: [Signature]
Ron Wenger, Vice-President

STATE OF OHIO)
) ss:
WAYNE COUNTY)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named WEAVER CUSTOM HOMES, INC., by Ken Weaver, its President, and by Ron Wenger, its Vice President, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal at Wooster, Ohio, this 31st day of May, 2005.



BONNIE J. MYERS
Notary Public, State of Ohio
My Commission Expires
Oct. 19, 2008

[Signature]
Notary Public

EXHIBIT "A"

Legal Description of Condominium Property

(Phase Two)

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North 00° 41' 17" East 203.68 feet along the westerly line of said Lot 8644 to a point; thence South 87° 20' 45" East 286.19 feet to a point and the principal place of beginning of the parcel herein described:

- 1) Thence North 02° 39' 15" East 144.22 feet to a point;
- 2) Thence South 86° 54' 56" East 118.93 feet to a point;
- 3) Thence North 03° 05' 04" East 52.12 feet to a point;
- 4) Thence North 86° 54' 56" East 69.50 feet to a point on the westerly line of Lot 8643 in aforesaid subdivision;
- 5) Thence South 20° 00' 10" West 86.80 feet along the westerly line of said Lot 8643 to a point of curvature;
- 6) Thence southwesterly 21.34 feet along the westerly line of said Lot 8643 along the arc of a curve deflecting to the left, said curve having a radius of 100.00 feet, a central angle of 12° 13' 30" and a chord which bears South 13° 53' 25" West 21.30 feet to a point;
- 7) Thence South 07° 46' 40" West 42.12 feet along the westerly line of said Lot 8643 to a point of curvature;
- 8) Thence southwesterly 17.07 feet along the westerly line of said Lot 8643 along the arc of a curve deflecting to the right, said curve having a radius of 80.00 feet, a central angle of 12° 13' 30" and a chord which bears South 13° 53' 25" West, 17.04 feet to a point;
- 9) Thence South 20° 00' 10" West 34.07 feet along the westerly line of said Lot 8643 to a point;
- 10) Thence North 87° 20' 45" West 141.55 feet to the principal place of beginning and containing within said bounds 0.592 acre of land, more or less, and subject to all legal highways and easements of record.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc.

RESERVING UNTO WEAVER CUSTOM HOMES, INC., its successors and assigns a perpetual non-exclusive easement over the premises herein for use of roadways and extensions thereof; use of and installation of all utility lines and easements all for the benefit of future expandable portions of The Groves at The Villages of Wetherington Condominiums.

LEGAL DESCRIPTION OF A DRIVE & UTILITY EASEMENT FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS, PHASE 2:

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North $00^{\circ} 41' 17''$ East 203.68 feet along the westerly line of said Lot 8644 to a point; thence South $87^{\circ} 20' 45''$ East 427.74 feet to a point on the westerly line of Lot 8643 in said subdivision; thence North $20^{\circ} 00' 10''$ East 34.07 feet along the westerly line of said Lot 8643 to a point of curvature; thence northeasterly 17.07 feet along the westerly line of said Lot 8643 along the arc of a curve deflecting to the left, said curve having a radius of 80.00 feet, a central angle of $12^{\circ} 13' 30''$ and a chord which bears North $13^{\circ} 53' 25''$ East, 17.04 feet to a point; thence North $07^{\circ} 46' 40''$ East 42.12 feet along the westerly line of said Lot 8643 to a point of curvature; thence northeasterly 21.34 feet along the westerly line of said Lot 8643 along the arc of a curve deflecting to the right, said curve having a radius of 100.00 feet, a central angle of $12^{\circ} 13' 30''$ and a chord which bears North $13^{\circ} 53' 25''$ East 21.30 feet to a point; thence North $20^{\circ} 00' 10''$ East 30.94 feet along the westerly line of said Lot 8643 to a point and the principal place of beginning of the easement herein described:

1. Thence North $69^{\circ} 59' 50''$ West 55.65 feet to a point;
2. Thence North $03^{\circ} 05' 04''$ East 37.25 feet to a point;
3. Thence South $86^{\circ} 54' 56''$ East 30.00 feet to a point;
4. Thence South $03^{\circ} 05' 04''$ West 15.02 feet to a point;
5. Thence South $69^{\circ} 59' 50''$ East 33.42 feet to a point on the westerly line of aforesaid Lot 8643;
6. Thence South $20^{\circ} 00' 10''$ West 30.00 feet along the westerly line of said Lot 8643 to the place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc.

The Groves at The Villages of Wetherington Condominiums

EXHIBIT "B"

Allocation of Common Element Interests
Among Condominium Units (Phases One and Two)

| <u>Unit Number and Type</u> | <u>Number of Rooms</u> | <u>Gross Interior Finished Sq. Ft. (first floor)</u> | <u>Undivided Interest in Common Elements</u> |
|---------------------------------|----------------------------|--|--|
| <u>Phase One Units:</u> | | | |
| 401 Candleberry (slab) | 6 | 1225 | 5.806% |
| 402 Baycrest (slab) | 7 | 1225 | 5.806% |
| 403 Heritage (bsmt) | 8 | 1416 | 6.712% |
| 404 Legacy (bsmt) | 9 | 1504 | 7.129% |
| 405 Legacy (slab) | 9 | 1504 | 7.129% |
| 406 Legacy (slab) | 9 | 1504 | 7.129% |
| 407 Candleberry (bsmt) | 6 | 1225 | 5.806% |
| 408 Candleberry (bsmt) | 6 | 1225 | 5.806% |
| 409 Candleberry (bsmt) | 6 | 1225 | 5.806% |
| 410 Baycrest (bsmt) | 7 | 1225 | 5.806% |
| 411 Heritage (bsmt) | 8 | 1416 | 6.712% |
| 412 Legacy (bsmt) | 9 | 1504 | 7.129% |
| <u>Phase Two Units:</u> | | | |
| 413 Baycrest (slab) | 7 | 1225 | 5.806% |
| 414 Candleberry (slab) | 6 | 1225 | 5.806% |
| 415 Candleberry (bsmt) | 6 | 1225 | 5.806% |
| 416 Candleberry (bsmt) | 6 | 1225 | 5.806% |
| TOTALS | | 21,098 | 100.000% |

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS PHASE 2

PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 23, PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO

PRIVATE STREET
LOT 8643
42,834 SF.
0.983 AC.

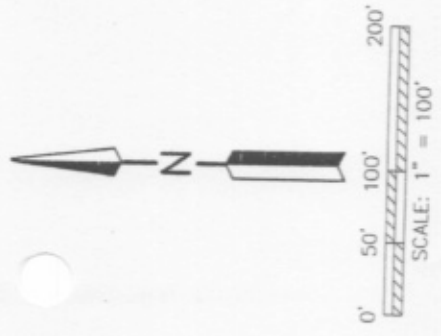
BARRINGTON WAY
25' DRIVE & UTILITY EASEMENT

THE COMMONS

WEST HIGHLAND AVENUE C.R. 106



LOCATION MAP



ENGINEER'S DECLARATION: I DECLARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, THE LAYOUT, LOCATION AND DIMENSIONS OF UNITS AND OF THE BUILDINGS, THE LOCATION AND LAYOUT OF LIMITED COMMON AREAS AND FACILITIES, THE LOCATION AND LAYOUT OF COMMON AREAS AND FACILITIES, AND THE LOCATION OF APPURTENANT EASEMENTS, IF ANY.

John A. Long
John A. Long, P.E. 67239

5-24-05

SURVEYOR'S DECLARATION: I DECLARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, THE LAYOUT, LOCATION AND DIMENSIONS OF UNITS AND OF THE BUILDINGS, THE LOCATION AND LAYOUT OF LIMITED COMMON AREAS AND FACILITIES, THE LOCATION AND LAYOUT OF COMMON AREAS AND FACILITIES, AND THE LOCATION OF APPURTENANT EASEMENTS, IF ANY.

Mark E. Purdy
Mark E. Purdy, P.S. 7307

5-24-05

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL: aj@shaffersurvey.com

Approved This 2nd day of JUNE, 2005
Received for Transfer: This day of , 20
Transferred: This day of , 20
Filed for Record: This day of , 20
in Vol Page

Joel Montzoya
City of Wooster
JOEL MONTZOYA
CITY ENGINEER

Wayne County Tax Map Office

Wayne County Auditor

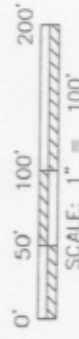
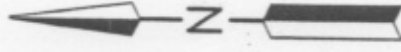
Wayne County Recorder

LEGEND

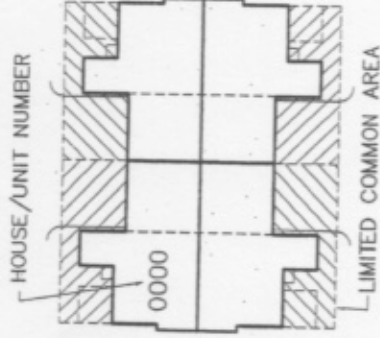
| UI | PLAN | LIVING | BASEM'T | GARAGE | TOTALS |
|-----|-------------------|----------|----------|---------|----------|
| 413 | BAYCREST SLAB | 1225 SF. | NONE | 437 SF. | 1662 SF. |
| 414 | CANDLEBERRY SLAB | 1225 SF. | NONE | 437 SF. | 1662 SF. |
| 415 | CANDLEBERRY BASE. | 1225 SF. | 1225 SF. | 437 SF. | 2887 SF. |
| 416 | CANDLEBERRY BASE. | 1225 SF. | 1225 SF. | 437 SF. | 2887 SF. |

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS PHASE 2

PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
FLAT VOL. 25, PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO



- LOT 8644 51.559 AC.
- THE GREENS 6.844 AC.
- THE VILLAGES 15.553 AC.
- THE COMMONS 5.597 AC.
- THE GROVES 6.760 AC.
- RESIDUE 16.805 AC.



PRIVATE STREET
LOT 8643
42,834 SF.
0.983 AC.

BARRINGTON WAY
25' DRIVE & UTILITY EASEMENT

THE COMMONS

WEST HIGHLAND AVENUE C.R. 106

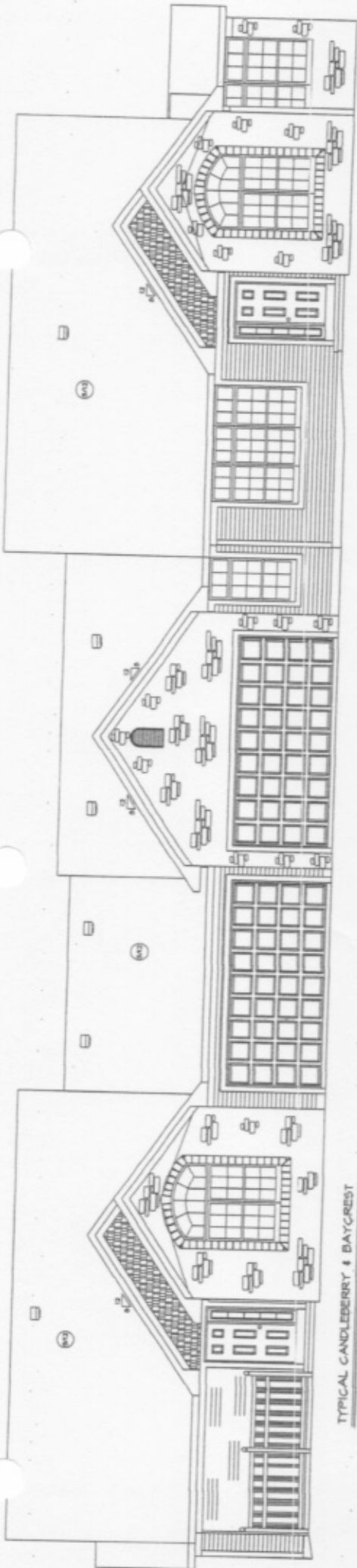


- ① L=10.65'
R=80.00'
Δ=07°37'40"
C=10.64'
B=528°55'10"E
- ② L=17.07'
R=80.00'
Δ=12°13'30"
C=17.04'
B=513°53'25"W
- ③ L=21.34'
R=100.00'
Δ=35°49'04"
C=21.30'
B=514°49'28"E
- ④ L=29.53'
R=100.00'
Δ=16°55'06"
C=29.42'
B=511°32'37"W

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL: sjlin@earthlink.net

DATE: 05/23/05
SCALE: 1" = 100'
CHECKED: [Signature]
DRAWN: [Signature]

DWG. No. 20748-1 JOB No. EW-20748I PAGE 2 OF 2



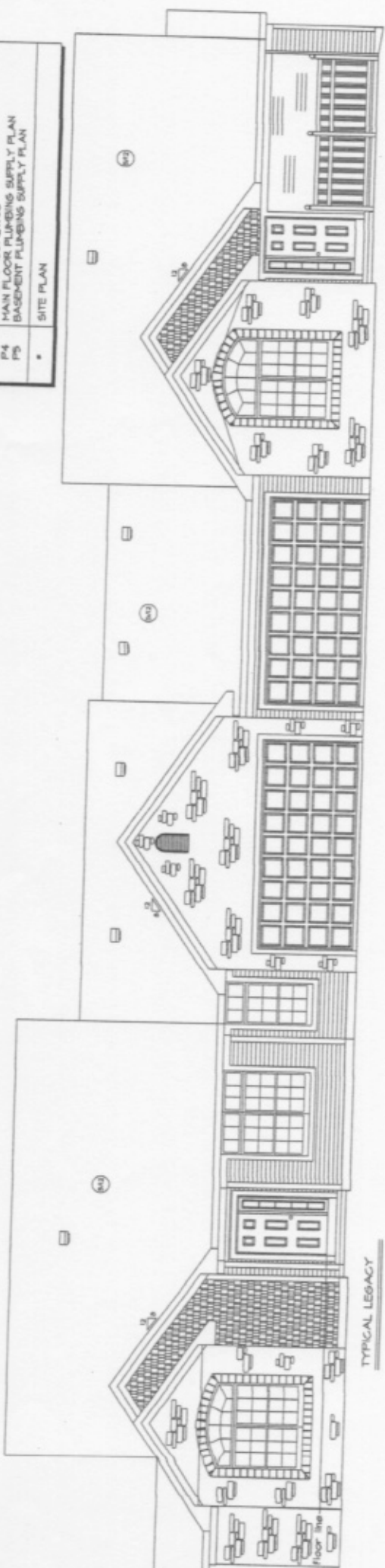
TYPICAL CANDLEBERRY & BAYCREST

TYPICAL HERITAGE

FRONT ELEVATION

SCALE 1/4"=1'

| DRAWING NO. | DESCRIPTION |
|-------------|---------------------------------------|
| A1 | ELEVATION DRAWINGS & DRAWING SCHEDULE |
| A2 | ELEVATION DRAWINGS & GENERAL NOTES |
| A3 | TYPICAL SECTION AND DETAIL DRAWINGS |
| A4 | MAIN FLOOR PLAN |
| A5 | FOUNDATION PLAN |
| A6 | ROOF AND TRUSS PLAN |
| E1 | MAIN FLOOR ELECTRICAL PLAN |
| E2 | BASEMENT ELECTRICAL PLAN |
| M1 | MAIN FLOOR HVAC PLAN |
| M2 | BASEMENT HVAC PLAN |
| P1 | MAIN FLOOR PLUMBING DRAINAGE PLAN |
| P2 | BASEMENT PLUMBING DRAINAGE PLAN |
| P3 | PLUMBING ISOMETRIC |
| P4 | MAIN FLOOR PLUMBING SUPPLY PLAN |
| P5 | BASEMENT PLUMBING SUPPLY PLAN |
| S | SITE PLAN |



TYPICAL LEGACY

TYPICAL CANDLEBERRY & BAYCREST

REAR ELEVATION

SCALE 1/4"=1'

HERITAGE GREEN----FOUR UNIT CONDO
FRONT & REAR ELEVATION DRAWINGS ----SCALE: NONE
WEAVER CUSTOM HOMES----2171-A EAGLE PASS, WOOSTER, OHIO 44691----(330)264-5444



SHEET

OF 4

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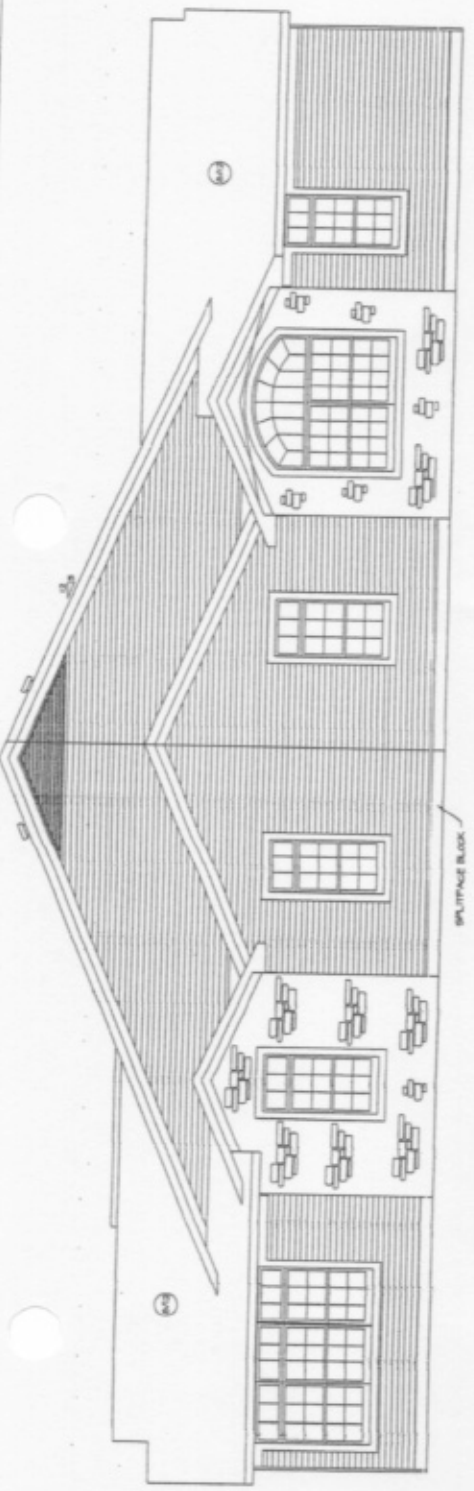
GENERAL NOTES:

- 1) ALL REFERENCES IN THIS SECTION ARE TO THE 2002 OHIO BUILDING CODE (OBC) AND THE 2002 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ALLOWED PER OBC SECTION 510. ALL AREAS OF THIS DRAWING SHALL BE CONSIDERED TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.
- 2) BUILDING USE GROUP -- R-3 RESIDENTIAL SINGLE-FAMILY DWELLING UNITS (SFDU)
- 3) CONSTRUCTION TYPE -- V-3 COMBUSTIBLE UNPROTECTED
- 4) HEIGHT AND AREA LIMITATIONS PER OBC SECTION 501:
 MAX. HEIGHT -- 3 STORIES, 40 FT.
 MAX. AREA BALCONY/1 STORY, 15' AVORAGE
- 5) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
 FLOOR LOAD -- 40 PSF
 ROOF LIVE LOAD -- 20 PSF MIN
 STRUCTURE DEAD LOAD -- 10 PSF
 WIND LOAD EXPOSURE -- 30 MPH
 WIND LOAD EXPOSURE -- 40 MPH
 GROUND SNOW LOAD -- 20 PSF
 SOIL BEARING DESIGN BASED ON 3000 PSF AT FOOTING DEPTH.
 CONCRETE SHALL BE A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 SEISMIC LOADS -- SEISMIC DESIGN CATEGORY--B
 SITE CLASS--D
- 6) LIGHTING PROVIDED HEETS OR EXCEEDS THE REQUIREMENTS OF SECTIONS 1309
- 7) NATURAL VENTILATION PER SECTION 1302

| AREA REQUIREMENT | 41 | 41 | 50 | 50 | 50 | 60 | 60 | 14-11 | 14-11 |
|---------------------------|----|------|----|----|----|----|----|-------|-------|
| AREA REQUIREMENT | 41 | 41 | 50 | 50 | 50 | 60 | 60 | 14-11 | 14-11 |
| ACTUAL DOOR & WINDOW AREA | 41 | 41 | 50 | 50 | 50 | 60 | 60 | 14-11 | 14-11 |
| BASEMENT | 41 | 41 | 50 | 50 | 50 | 60 | 60 | 14-11 | 14-11 |
| ACTUAL AREA | 41 | 41.2 | 51 | 51 | 60 | 60 | 60 | 14-11 | 14-11 |

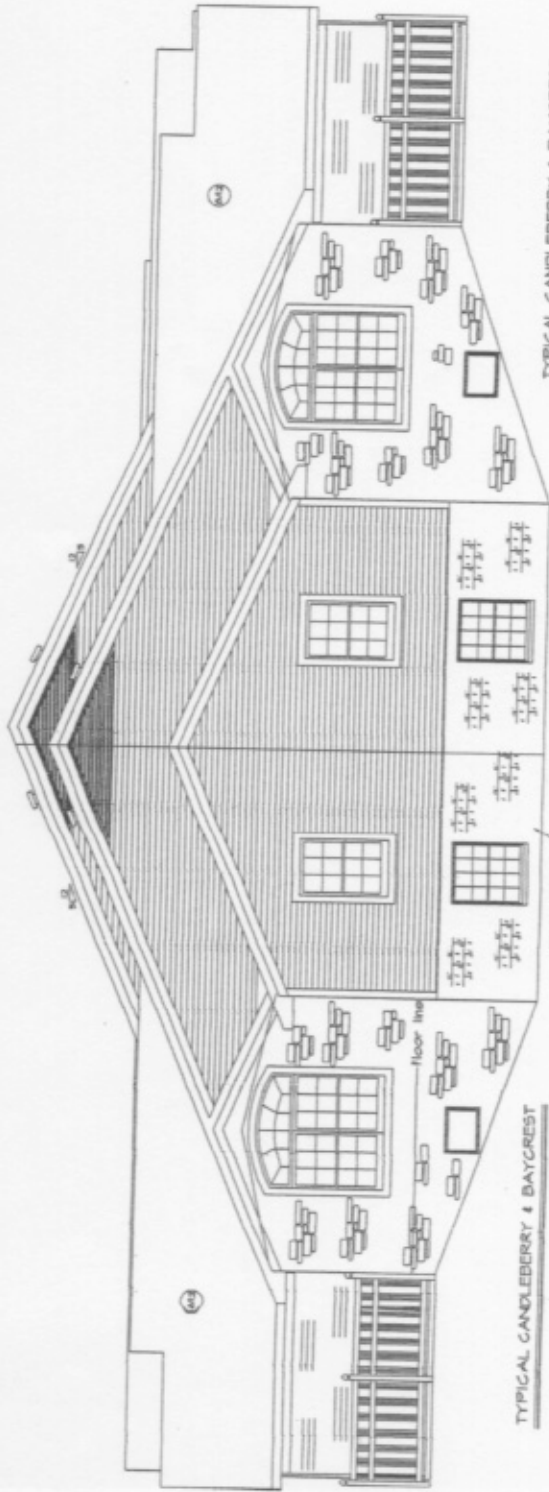
(THE BALANCE OF VENTILATION REQUIRED WILL BE PROVIDED THROUGH THE HVAC SYSTEM)

- 8) GLAZING TO MEET THE REQUIREMENTS OF IRC SECTION 511
- 9) FIXED GLAZING ADJACENT TO THE ENTRANCE DOORS SHALL BE DESIGNED FOR HUMAN IMPACT LOADS PER SECTION 511.2.3 (B)
- 10) THERMAL INSULATING MATERIALS MEET OR EXCEED THE REQUIREMENTS OF OBC SECTION 1501.1
- 11) APPROVED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED ON EACH SECTION. THEY MAY BE LOCKED UP WITH TOOLS AT NIGHT, BUT WHILE WORKMEN ARE CONSIDERED TO BE ON THE JOB, THEY MUST BE VISIBLE AND READILY AVAILABLE ON EACH FLOOR, OHIO FIRE CODE SECTION 101.1.1.1
- 12) MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE LABELED EQUIPMENT.



TYPICAL LEGACY

RIGHT SIDE ELEVATION
 SCALE: 1/8"=1'-0"



TYPICAL CANDLEBERRY & BAYCREST

LEFT SIDE ELEVATION
 SCALE: 1/8"=1'-0"

TYPICAL CANDLEBERRY & BAYCREST

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #30

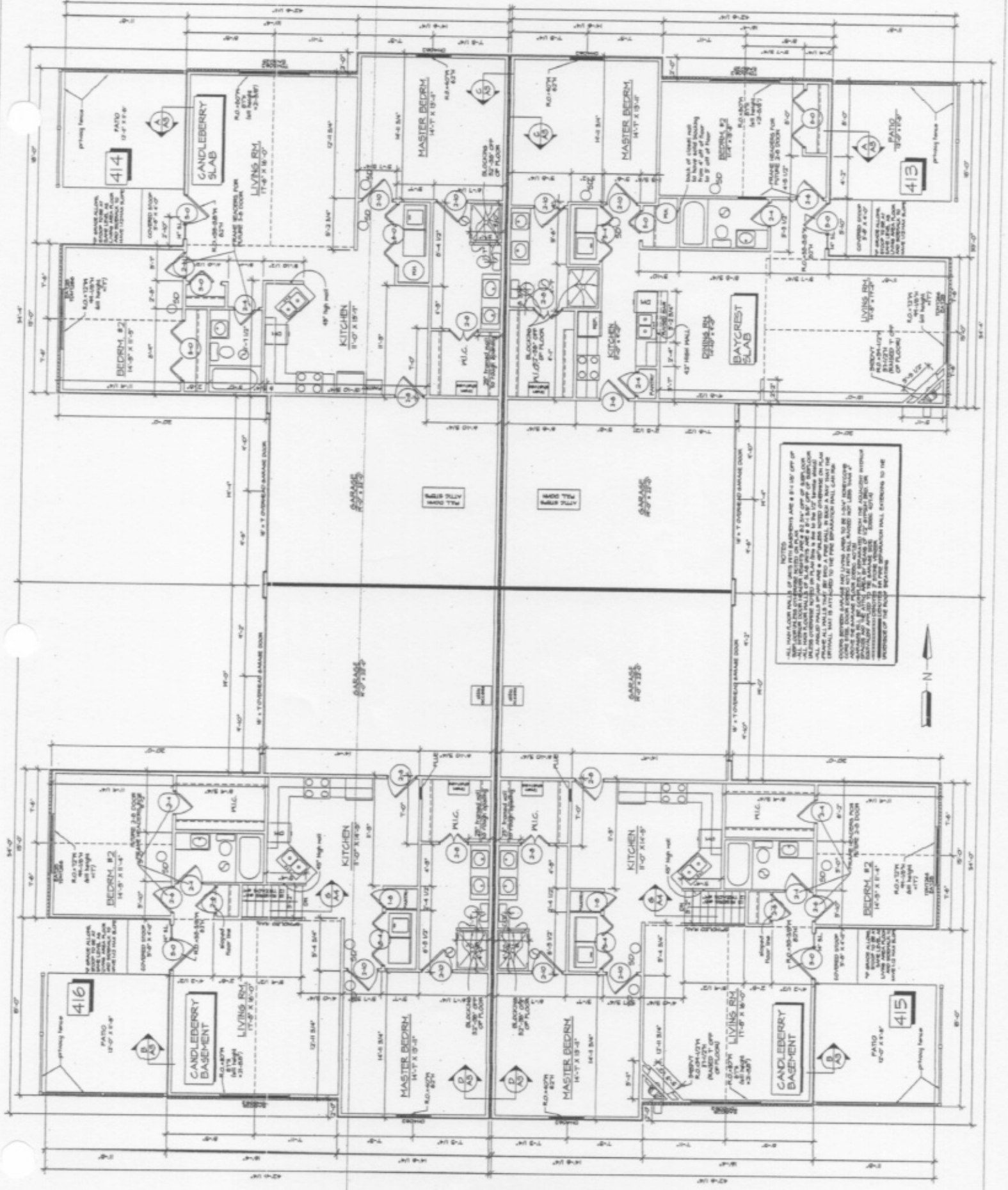
MAIN FLOOR PLAN---SCALE: NOM

WEAVER CUSTOM HOMES---WOOSTER, OHIO 44691---(330) 264-5444



SHEET 3 OF 4

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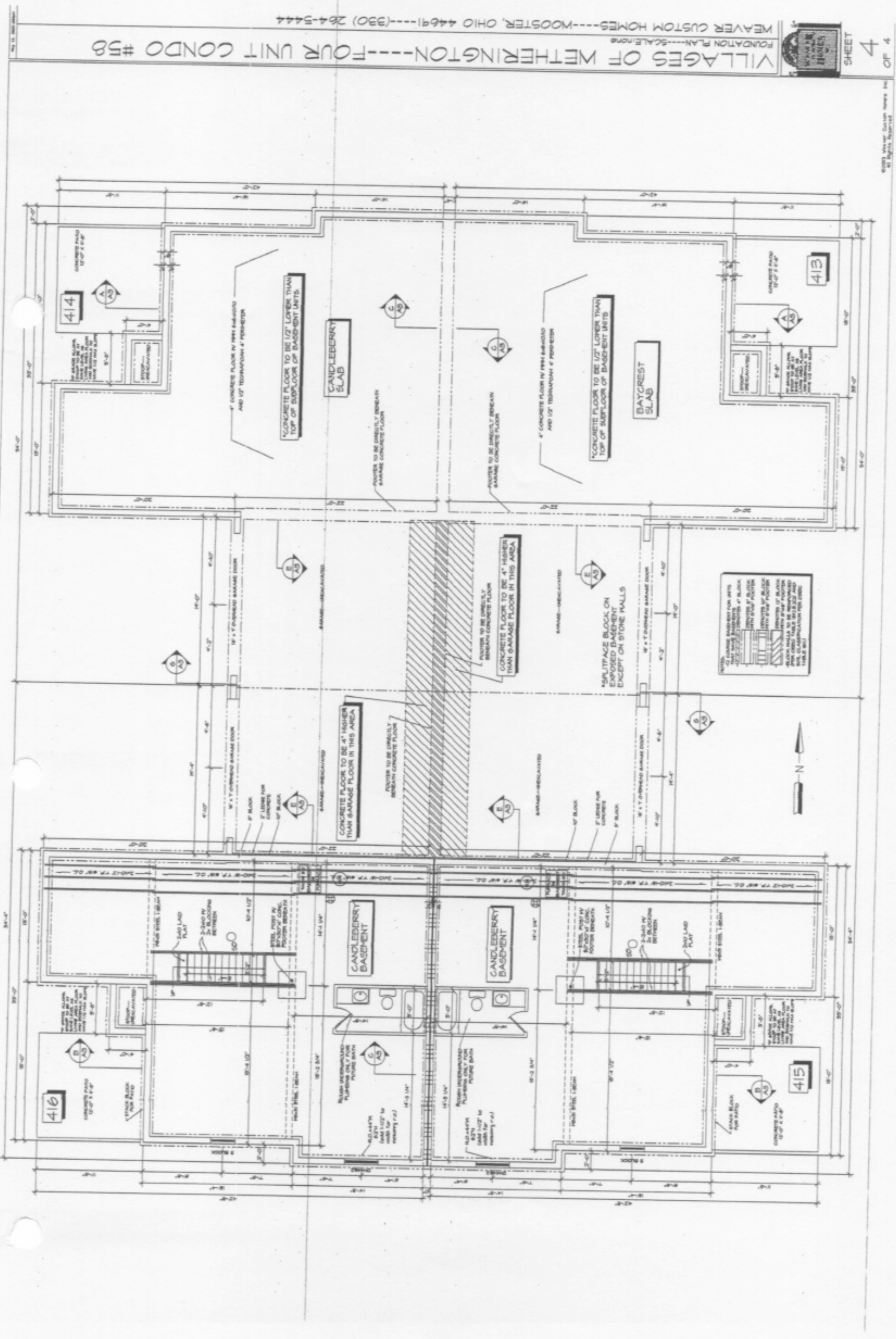
NOTES:
 ALL MAIN FLOOR WALLS OF UNITS 413, 414, 415, AND 416 ARE 2" x 8" CMU WITH 1/2" GYPSUM BOARD AND 1/2" x 1/2" GYPSUM BOARD OVER.
 ALL INTERIOR WALLS OF UNITS 413, 414, 415, AND 416 ARE 5/8" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL CEILING WALLS OF UNITS 413, 414, 415, AND 416 ARE 5/8" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL FLOOR WALLS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL INTERIOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL EXTERIOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL BATHS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL KITCHENS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL LIVING ROOMS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL BEDROOMS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL PATIOS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL GARAGES OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL STAIRS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL HALLS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL CLOSETS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL ENTRYWAYS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL DOORWAYS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL WINDOW SILLINGS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL WINDOW HEADINGS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL WALL CORNERS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL WALL JOINTS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL CEILING JOINTS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL FLOOR JOINTS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL BATH FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL KITCHEN FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL LIVING ROOM FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL BEDROOM FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL PATIO FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL GARAGE FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
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 ALL WALL CORNER FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL WALL JOINT FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL CEILING JOINT FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
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 ALL GARAGE FLOOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL STAIR FLOOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
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 ALL ENTRY FLOOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
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 ALL WALL JOINT FLOOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL CEILING JOINT FLOOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 ALL FLOOR JOINT FLOOR FLOORS OF UNITS 413, 414, 415, AND 416 ARE 1/2" GYPSUM BOARD OVER 1/2" GYPSUM BOARD.

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #58

WEAVER CUSTOM HOMES---WOOSTER, OHIO 44691---(330) 264-5444



SHEET 4 OF 4



NOTES:
 1. ALL CONCRETE FLOORS FOR UNITS
 2. SHALL BE 4" THICK 1500 PSI
 3. CONCRETE WITH 4" DIA. REBAR
 4. AT 18" ON CENTER
 5. UNLESS OTHERWISE NOTED
 6. ALL CONCRETE SHALL BE 1500 PSI
 7. ALL CONCRETE SHALL BE 1500 PSI
 8. ALL CONCRETE SHALL BE 1500 PSI
 9. ALL CONCRETE SHALL BE 1500 PSI
 10. ALL CONCRETE SHALL BE 1500 PSI

