

EXHIBIT A
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEALGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO AND CONTAINING 83.986 AC.

NOT A PART OF DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

| LGND | AMENDMENT | DATE | BOOK NO. | VOL. NO. | LGND | AMENDMENT | DATE | BOOK NO. | VOL. NO. |
|------|------------------|-----------|----------|--------------|------|-----------|------|----------|----------|
| 1 | ORIGINAL | FEB. 1995 | 620/621 | V. 22 P. 77 | | | | | |
| 2 | AMENDMENT NO. 1 | MAY 95 | 628/629 | V. 22 P. 91 | | | | | |
| 3 | AMENDMENT NO. 2 | JUL. 95 | 625/626 | V. 22 P. 103 | | | | | |
| 4 | AMENDMENT NO. 3 | AUG. 95 | 636/639 | V. 22 P. 119 | | | | | |
| 5 | AMENDMENT NO. 4 | SEP. 95 | 507 | V. 23 P. 2 | | | | | |
| 6 | AMENDMENT NO. 5 | SEP. 95 | 510 | V. 23 P. 6 | | | | | |
| 7 | AMENDMENT NO. 6 | NOV. 95 | 508 | V. 23 P. 28 | | | | | |
| 8 | AMENDMENT NO. 7 | FEB. 96 | 622/623 | V. 23 P. 50 | | | | | |
| 9 | AMENDMENT NO. 8 | APR. 96 | 632/633 | V. 23 P. 59 | | | | | |
| 10 | AMENDMENT NO. 9 | APR. 96 | 634/635 | V. 23 P. 64 | | | | | |
| 11 | AMENDMENT NO. 10 | MAY 96 | 630/631 | V. 23 P. 83 | | | | | |
| 12 | AMENDMENT NO. 11 | JUL. 96 | 509 | V. 23 P. 93 | | | | | |
| 13 | AMENDMENT NO. 12 | JUL. 96 | 636/637 | V. 24 P. 01 | | | | | |
| 14 | AMENDMENT NO. 13 | AUG. 96 | 629 | V. 24 P. 25 | | | | | |
| 15 | AMENDMENT NO. 14 | OCT. 96 | 516 | V. 24 P. 44 | | | | | |
| 16 | AMENDMENT NO. 15 | OCT. 96 | 640/641 | V. 24 P. 51 | | | | | |
| 17 | AMENDMENT NO. 16 | OCT. 96 | 500 | V. 24 P. 58 | | | | | |
| 18 | AMENDMENT NO. 17 | NOV. 96 | 506 | V. 24 P. 72 | | | | | |
| 19 | AMENDMENT NO. 18 | JAN. 97 | 511/512 | V. 24 P. 106 | | | | | |
| 20 | AMENDMENT NO. 19 | APR. 97 | 517 | V. 25 P. 17 | | | | | |
| 21 | AMENDMENT NO. 20 | MAY 97 | 642 | V. 25 P. 45 | | | | | |
| 22 | AMENDMENT NO. 21 | MAY 97 | 612/613 | V. 25 P. 49 | | | | | |
| 23 | AMENDMENT NO. 22 | MAY 97 | 505 | V. 25 P. 56 | | | | | |
| 24 | AMENDMENT NO. 23 | JAN. 98 | 501 | V. 26 P. 14 | | | | | |
| 25 | AMENDMENT NO. 24 | MAR. 98 | 502 | V. 26 P. 35 | | | | | |
| 26 | AMENDMENT NO. 25 | APR. 98 | 608/609 | V. 26 P. 44 | | | | | |
| 27 | AMENDMENT NO. 26 | MAY 98 | 526 | V. 26 P. 53 | | | | | |
| 28 | AMENDMENT NO. 27 | JUN. 98 | 503 | V. 26 P. 63 | | | | | |
| 29 | AMENDMENT NO. 28 | JUL. 98 | 602/603 | V. 26 P. 99 | | | | | |
| 30 | AMENDMENT NO. 29 | JUL. 98 | 504 | | | | | | |
| 31 | AMENDMENT NO. 30 | AUG. 98 | 525 | | | | | | |
| 32 | AMENDMENT NO. 31 | SEP. 98 | 515 | V. 27 P. 15 | | | | | |
| 33 | AMENDMENT NO. 32 | NOV. 98 | 514 | | | | | | |
| 34 | AMENDMENT NO. 33 | MAR. 99 | 516 | | | | | | |
| 35 | AMENDMENT NO. 34 | JUN. 99 | 761 | | | | | | |
| 36 | AMENDMENT NO. 35 | JUN. 99 | 759 | | | | | | |
| 37 | AMENDMENT NO. 36 | JUN. 99 | 764 | | | | | | |
| 38 | AMENDMENT NO. 37 | JULY 99 | 756 | | | | | | |
| 39 | AMENDMENT NO. 38 | JULY 99 | 758 | | | | | | |
| 40 | AMENDMENT NO. 39 | JULY 99 | 760 | | | | | | |

| NUMBER | RADIUS | CENTRAL ANGLE | ARC | TANGENT | CHORD | CHORD BEARING |
|--------|--------|---------------|--------|---------|--------|------------------|
| C1 | 670.00 | 43° 28' 00" | 808.48 | 267.19 | 496.57 | N 60° 28' 28" E |
| C2 | 340.00 | 24° 05' 50" | 443.29 | 143.29 | 143.29 | N 50° 58' 50" E |
| C3 | 75.00 | 29° 35' 52" | 93.60 | 36.66 | 18.33 | N 64° 52' 41" W |
| C4 | 75.00 | 57° 48' 47" | 75.70 | 41.43 | 72.33 | N 18° 19' 48" E |
| C5 | 400.00 | 06° 16' 44" | 43.31 | 32.86 | 43.89 | N 42° 02' 17" E |
| C6 | 60.00 | 35° 35' 32" | 57.38 | 35.45 | 37.29 | N 58° 27' 52" E |
| C7 | 300.00 | 02° 25' 34" | 14.82 | 7.41 | 14.82 | N 66° 15' 40" E |
| C8 | 300.00 | 142° 25' 16" | 427.33 | 194.49 | 253.14 | N 83° 25' 25" E |
| C9 | 300.00 | 37° 15' 47" | 393.01 | 151.14 | 194.66 | N 69° 03' 11" E |
| C10 | 300.00 | 142° 25' 16" | 176.44 | 82.07 | 172.80 | N 66° 36' 29" E |
| C11 | 200.00 | 107° 52' 07" | 438.19 | 300.39 | 394.42 | N 109° 36' 30" E |
| C12 | 400.00 | 29° 06' 57" | 176.96 | 69.22 | 174.16 | N 18° 56' 29" E |
| C13 | 60.00 | 108° 24' 57" | 26.14 | 20.69 | 24.10 | N 22° 57' 04" W |
| C14 | 60.00 | 40° 48' 30" | 248.99 | 100.29 | 244.14 | N 106° 58' 47" W |
| C15 | 60.00 | 40° 48' 30" | 341.0 | 199.80 | 293.98 | N 82° 38' 07" W |
| C16 | 200.00 | 87° 18' 17" | 267.48 | 148.19 | 254.91 | N 87° 58' 05" E |
| C17 | 400.00 | 96° 52' 10" | 676.26 | 495.08 | 598.96 | N 64° 11' 09" E |
| C18 | 300.00 | 69° 17' 39" | 429.32 | 241.89 | 397.98 | N 50° 25' 56" E |
| C19 | 400.00 | 17° 25' 17" | 171.74 | 84.32 | 171.41 | N 14° 05' 29" E |
| C20 | 400.00 | 09° 42' 54" | 67.80 | 33.99 | 67.74 | N 38° 38' 54" E |
| C21 | 400.00 | 03° 56' 57" | 29.97 | 14.99 | 29.97 | N 29° 50' 33" E |
| C22 | 400.00 | 128° 54' 36" | 228.11 | 167.97 | 189.29 | N 102° 11' 34" W |
| C23 | 300.00 | 140° 48' 30" | 270.78 | 141.42 | 265.07 | N 58° 58' 48" W |
| C24 | 60.00 | 18° 01' 07" | 193.63 | 11.73 | 139.43 | N 62° 02' 50" W |
| C25 | 60.00 | 142° 58' 07" | 177.29 | 126.06 | 155.02 | N 77° 48' 30" E |
| C26 | 60.00 | 92° 06' 07" | 192.89 | 134.48 | 172.79 | N 82° 38' 07" W |
| C27 | 60.00 | 26° 15' 36" | 197.89 | 77.89 | 194.82 | N 48° 42' 48" W |
| C28 | 60.00 | 69° 50' 24" | 197.89 | 77.89 | 194.82 | N 84° 14' 17" E |
| C29 | 60.00 | 12° 40' 48" | 386.96 | 301.9 | 388.9 | N 62° 38' 29" E |
| C30 | 200.00 | 69° 37' 24" | 146.53 | 87.49 | 189.39 | N 66° 41' 39" W |
| C31 | 300.00 | 17° 18' 39" | 60.00 | 30.00 | 59.99 | N 97° 27' 27" E |
| C32 | 200.00 | 09° 55' 52" | 48.20 | 24.10 | 48.19 | N 66° 35' 39" E |
| C33 | 200.00 | 38° 58' 36" | 141.69 | 72.40 | 140.19 | N 67° 57' 27" E |
| C34 | 300.00 | 10° 10' 07" | 49.88 | 24.94 | 49.82 | N 72° 27' 50" W |
| C35 | 275.00 | 37° 02' 07" | 167.89 | 86.71 | 185.39 | N 109° 36' 42" W |
| C36 | 40.00 | 240° 00' 00" | 167.50 | 69.26 | 69.26 | N 78° 58' 19" E |
| C37 | 40.00 | 57° 29' 10" | 66.26 | 44.24 | 63.76 | N 48° 24' 58" W |
| C38 | 40.00 | 172° 35' 42" | 164.39 | 104.07 | 154.48 | N 107° 48' 38" E |
| C39 | 400.00 | 19° 00' 00" | 133.01 | 65.27 | 133.01 | N 99° 48' 19" E |
| C40 | 400.00 | 289° 00' 36" | 163.61 | 80.38 | 173.9 | N 87° 18' 59" W |
| C41 | 40.00 | 44° 50' 44" | 31.31 | 15.65 | 30.92 | N 08° 28' 04" W |
| C42 | 40.00 | 140° 08' 10" | 38.23 | 14.82 | 37.48 | N 50° 58' 07" W |
| C43 | 40.00 | 245° 37' 24" | 17.9 | 4.73 | 17.08 | N 68° 15' 18" W |
| C44 | 275.00 | 07° 11' 29" | 34.51 | 17.26 | 34.49 | N 17° 25' 07" W |
| C45 | 40.00 | 38° 38' 57" | 24.75 | 12.78 | 24.26 | N 66° 38' 31" E |

562434

RECEIVED FOR RECORD THIS 10 DAY OF August 1999 AT 11:55 AM AND RECORDED IN VOLUME 38 PAGE 47 OF GEALGA COUNTY RECORDS OF PLATS

Catherine H. Heiden
CATHERINE H. HEIDEN, RECORDER

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 760 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
MASTER SITE PLAN
SCALE: 1" = 100' JULY 1999 SHEET 1 OF 4
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
17149g Station 401 South Street Canton Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3353

28-47

LAND IN THE WOODS SUBDIVISION
PLAT VOL. 11, PG. 33

AUBURN LAKES CONDOMINIUM

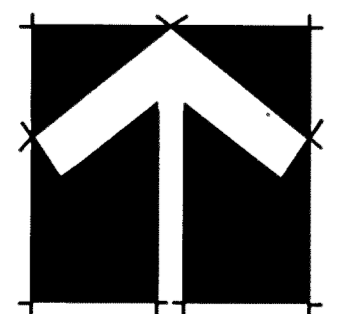
AUBURN INDUSTRIAL PARK
PARTNERSHIP
DEED VOL. 647, PG. 663

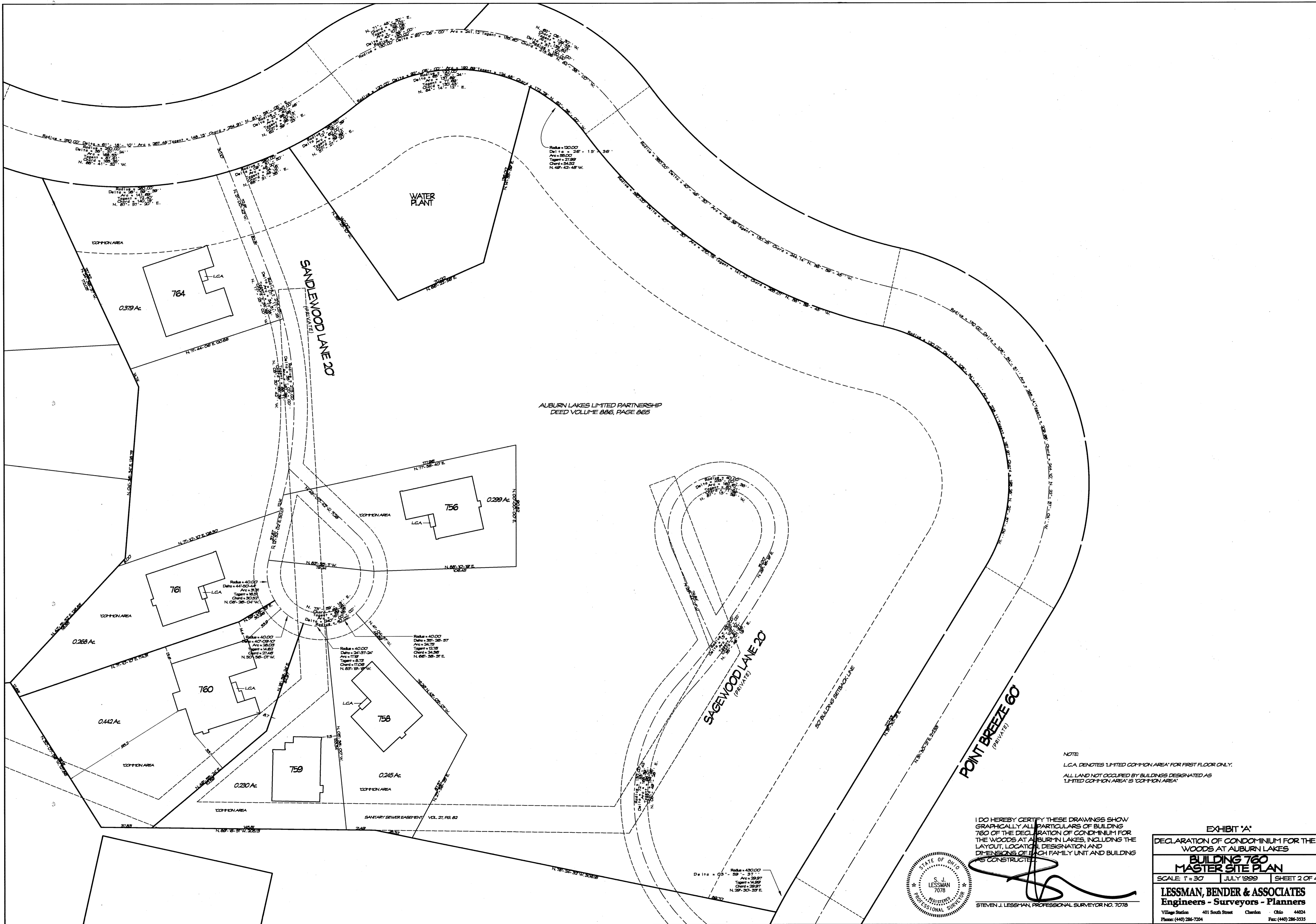
THE QUEENS DEVELOPMENT CO.
DEED VOL. 1005, PG. 142

R.L. & J.F. SIMPSON
DEED VOL. 511, PG. 688

J.P. WEINGART
DEED VOL. 800, PG. 919

J. FEHER ET AL.
DEED VOL. 863, PG. 125





AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

NOTE
LCA DENOTES LIMITED COMMON AREA FOR FIRST FLOOR ONLY.
ALL LAND NOT OCCUPIED BY BUILDINGS DESIGNATED AS LIMITED COMMON AREA IS COMMON AREA

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 760 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING TO BE CONSTRUCTED.

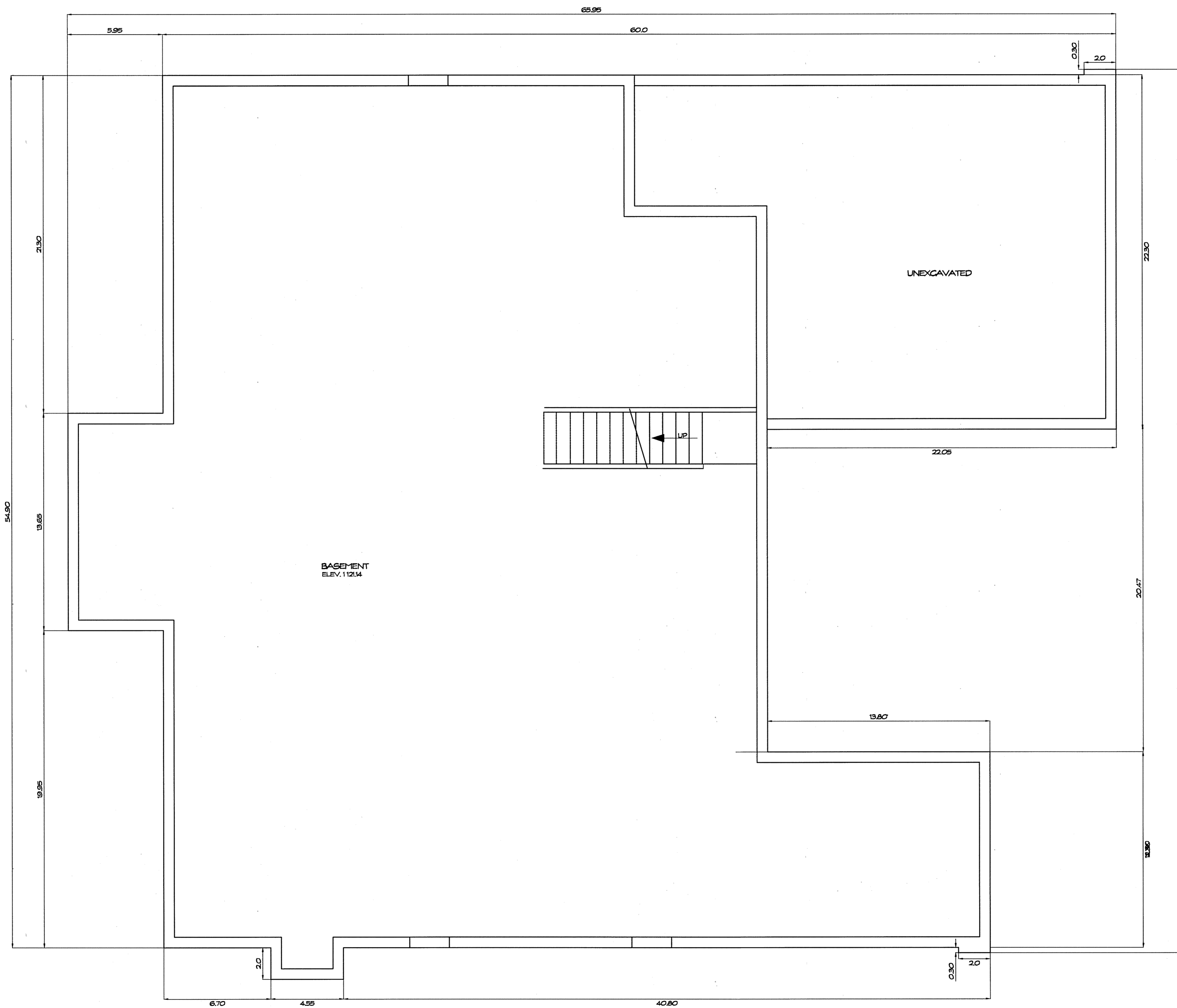


STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 760
MASTER SITE PLAN
SCALE: 1" = 30' JULY 1999 SHEET 2 OF 4
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3333

28-48

IRVINE CALIFORNIA
 RAIN HOLD CORPORATION • IRVINE CALIFORNIA
 RAIN HOLD CORPORATION • IRVINE CALIFORNIA
 RAIN HOLD CORPORATION • IRVINE CALIFORNIA

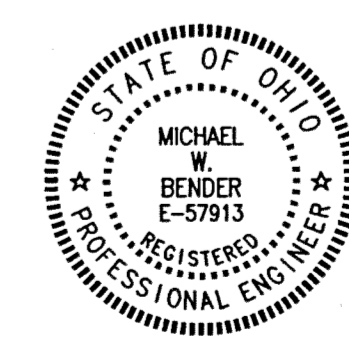


FOUNDATION PLAN
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 760 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.



[Signature]
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

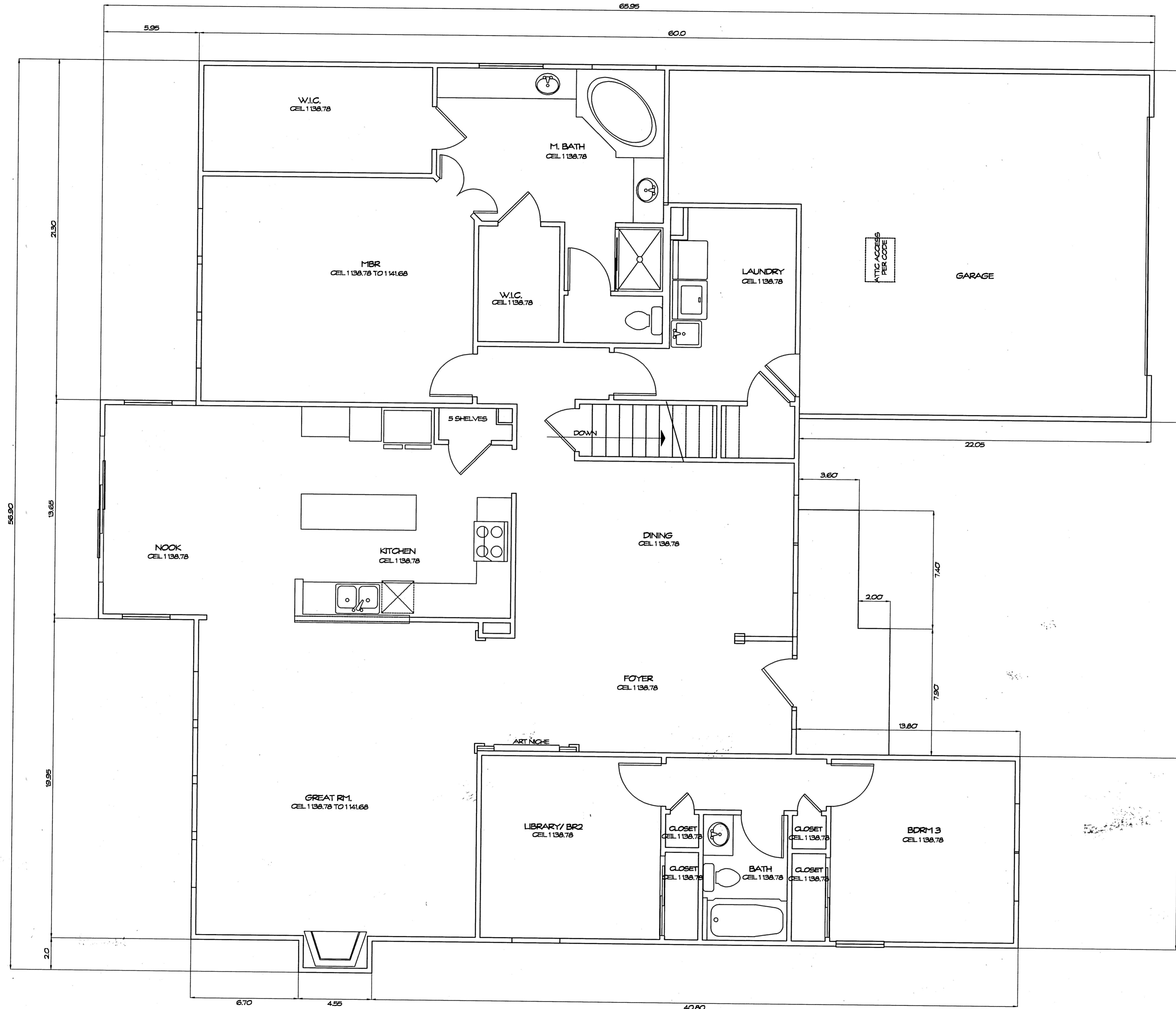


[Signature]
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 760
SCALE: 1/4" = 1'-0" | JULY, 1999 | SHEET 3 OF 4
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

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PLAN HOLD CORPORATION • ENGINE CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
PLAN HOLD CORPORATION • ENGINE CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
PLAN HOLD CORPORATION • ENGINE CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
PLAN HOLD CORPORATION • ENGINE CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER



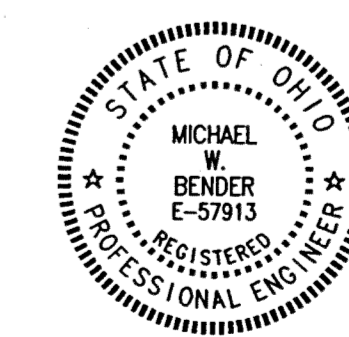
FIRST FLOOR PLAN
1/4" = 1'-0"

| UNIT | GARAGE ELEV. | | SQ. FT. | BASEMENT ELEV. | | SQ. FT. | 1ST FLOOR ELEV. | | SQ. FT. | TOTAL SQ. FT. |
|------|--------------|---------|---------|----------------|---------|---------|-----------------|----------|---------|---------------|
| | FLOOR | CEILING | | FLOOR | CEILING | | FLOOR | CEILING | | |
| 760 | 1127.77 | 1137.77 | 551 | 1121.14 | 1129.00 | 2061 | 1129.78 | SEE PLAN | 2245 | 4857 |

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 760 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 760
SCALE: 1/4" = 1'-0" | JULY 1999 | SHEET 4 OF 4
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
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28-50