

EXHIBIT A  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR

# STONERIDGE OF GEauga CONDOMINIUM

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NOS. 15 AND 18, TRACT 3. CONTAINING 198.154 ACRES. BEING PART OF THE LAND CONVEYED TO STONERIDGE LAND CO. LTD BY DEED RECORDED IN VOLUME 1324, PAGE 1058 OF GEAGA COUNTY RECORDS. NOW IN . . . . .

## BAINBRIDGE TOWNSHIP GEAGA COUNTY, STATE OF OHIO

SCALE: 1" = 100' MAY 2005

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners

Village Station, Building 2-A 401 South Street Chardon, Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM A SURVEY DATED FEBRUARY 2000, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMONS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS, THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT-OF-WAY LINES FOR PETTIBONE ROAD AND CHILlicothe ROAD ARE CONTIGUOUS TO THE PER-METER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH.

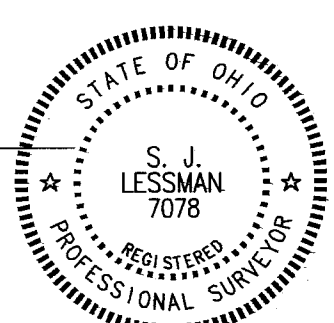
THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE PROVISIONS OF O.R.C. SECTION 531.107, INCLUDING THE REQUIREMENT THAT THIS PLAN ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE SHOWN AS AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH CERTAIN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE ENTIRE 198.154 ACRE GROSS PARCEL FROM WHICH THE CONDOMINIUM PROPERTY AND THE ADDITIONAL PROPERTY ORIGINATES IS SUBJECT TO THE RIGHTS OF THE OWNERS OF OIL AND GAS LEASES OF RECORD IN THE OFFICE OF THE GEAGA COUNTY RECORDER.

CONVEYED PREMISES IS SUBJECT TO A CONSERVATION EASEMENT, AS SHOWN HEREON, AND CONVEYED BY SEPARATE INSTRUMENT.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078  
DATE 5/18/05



### STONERIDGE OF GEAGA CONDOMINIUM - AMENDMENT 1

STONERIDGE LAND CO. LTD. BY WOODBROOK INVESTMENT CORP., MEMBER

Jerry Peterson  
JERRY PETERSEN, PRESIDENT

Deborah A. Prosser  
Deborah A. Prosser, Notary Public

Denise K. Warner  
Denise K. Warner, Witness

COUNTY OF GEAGA, STATE OF OHIO  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JERRY PETERSEN, PRESIDENT OF THE WOODBROOK INVESTMENT CORP. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT Chardon, OHIO THIS 20th DAY OF May, 2005.  
Deborah A. Prosser, Notary Public  
MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**  
RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR  
THIS 24th DAY OF MAY, 2005.  
Tracey A. Jamison, Auditor

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER  
THIS 24th DAY OF May, 2005 AT 11:21 A.M.  
RECORDED IN PLAT BOOK 38, PAGES 11-14  
THIS 24th DAY OF May, 2005  
Mary Margaret McBride, Recorder

LGND	AMENDMENT	DATE	UNIT NOS.	VOL. NO.
1	Original	Feb 2004	10, 28, 29, 31, 6, 32	
2	Number 1	May, 2005	37	

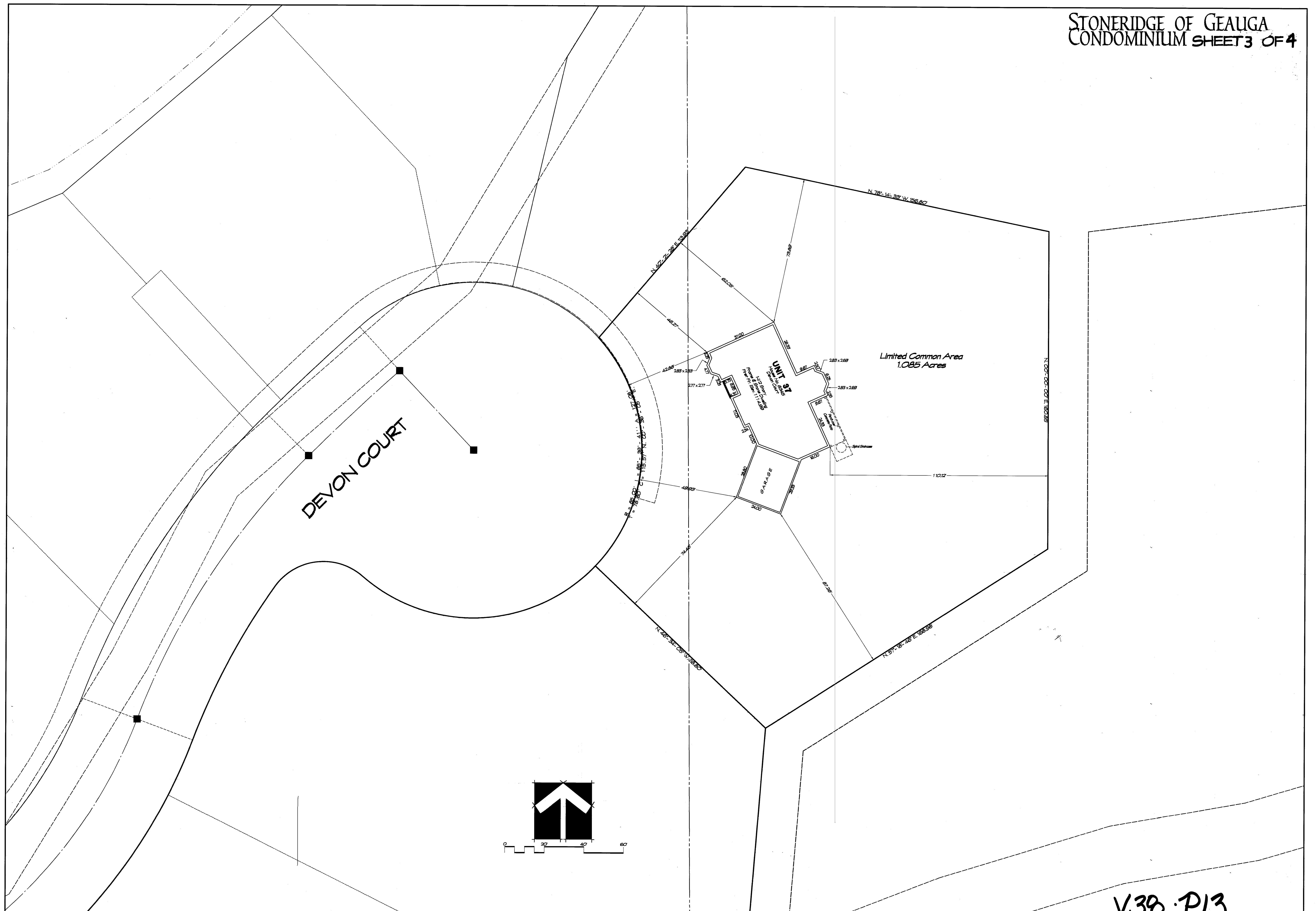
300500718487  
Filed for Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
05-24-2005 at 11:21 am.  
PLAT 160.00  
OR Book 38 Page 11 - 14

NUMBER	DIRECTION	DISTANCE
L-1	N. 00° 28' 09" W.	153.16
L-2	N. 00° 28' 09" W.	30.00
L-3	N. 00° 28' 09" W.	30.00
L-4	N. 00° 28' 09" W.	164.40
L-5	N. 89° 51' 36" W.	41.48
L-6	N. 89° 51' 36" W.	28.97
L-7	N. 89° 51' 36" W.	85.00
L-8	N. 89° 51' 36" W.	147.97
L-9	N. 22° 12' 51" W.	34.08
L-10	N. 46° 48' 17" E.	150.00
L-11	N. 00° 28' 09" W.	163.77
L-12	N. 00° 28' 09" W.	121.77
L-13	N. 00° 28' 09" W.	68.42
L-14	N. 307° 34' 09" E.	148.40
L-15	N. 89° 51' 36" W.	148.97
L-16	N. 89° 51' 36" W.	90.63
L-17	N. 89° 51' 36" W.	183.77
L-18	N. 89° 51' 36" W.	147.97
L-19	N. 307° 34' 09" E.	148.98
L-20	N. 307° 34' 09" E.	87.77
L-21	N. 89° 51' 36" W.	118.99
L-22	N. 89° 51' 36" W.	12.49
L-23	N. 89° 51' 36" W.	190.79
L-24	N. 89° 51' 36" W.	191.77
L-25	N. 07° 57' 38" E.	193.98
L-26	N. 07° 57' 38" E.	126.44
L-27	N. 17° 52' 02" W.	245.47
L-28	N. 17° 52' 02" W.	240.00
L-29	N. 17° 52' 02" W.	203.00
L-30	N. 48° 30' 10" E.	166.92
L-31	N. 48° 30' 10" E.	166.92
L-32	N. 27° 14' 01" E.	102.19
L-33	N. 27° 14' 01" E.	121.07
L-34	N. 27° 14' 01" E.	183.77
L-35	N. 89° 51' 36" W.	167.36
L-36	N. 89° 51' 36" W.	199.81
L-37	N. 89° 51' 36" W.	199.81
L-38	N. 77° 28' 42" E.	207.47
L-39	N. 77° 28' 42" E.	199.81
L-40	N. 77° 28' 42" E.	199.81
L-41	N. 77° 28' 42" E.	199.81
L-42	N. 49° 02' 17" W.	190.81
L-43	N. 49° 02' 17" W.	190.81
L-44	N. 34° 08' 29" W.	166.46
L-45	N. 34° 08' 29" W.	166.46
L-46	N. 62° 36' 10" E.	64.82
L-47	N. 62° 36' 10" E.	166.00
L-48	N. 62° 36' 10" E.	166.00
L-49	N. 62° 36' 10" E.	166.00
L-50	N. 08° 40' 38" E.	136.99
L-51	N. 08° 40' 38" E.	136.99
L-52	N. 2° 12' 09" W.	193.99
L-53	N. 2° 12' 09" W.	203.60
L-54	N. 34° 37' 17" W.	202.84
L-55	N. 62° 36' 10" E.	193.49
L-56	N. 62° 36' 10" E.	193.49
L-57	N. 27° 31' 09" E.	100.00
L-58	N. 62° 36' 10" E.	100.00
L-59	N. 62° 36' 10" E.	100.00
L-60	N. 62° 36' 10" E.	100.00
L-61	N. 307° 34' 09" E.	100.00
L-62	N. 307° 34' 09" E.	100.00
L-63	N. 307° 34' 09" E.	100.00
L-64	N. 307° 34' 09" E.	100.00
L-65	N. 307° 34' 09" E.	100.00
L-66	N. 307° 34' 09" E.	100.00
L-67	N. 307° 34' 09" E.	100.00
L-68	N. 307° 34' 09" E.	100.00
L-69	N. 307° 34' 09" E.	100.00
L-70	N. 307° 34' 09" E.	100.00
L-71	N. 307° 34' 09" E.	100.00
L-72	N. 307° 34' 09" E.	100.00
L-73	N. 307° 34' 09" E.	100.00
L-74	N. 307° 34' 09" E.	100.00
L-75	N. 307° 34' 09" E.	100.00
L-76	N. 307° 34' 09" E.	100.00
L-77	N. 307° 34' 09" E.	100.00
L-78	N. 307° 34' 09" E.	100.00
L-79	N. 307° 34' 09" E.	100.00
L-80	N. 307° 34' 09" E.	100.00
L-81	N. 307° 34' 09" E.	100.00
L-82	N. 307° 34' 09" E.	100.00
L-83	N. 307° 34' 09" E.	100.00
L-84	N. 307° 34' 09" E.	100.00
L-85	N. 307° 34' 09" E.	100.00
L-86	N. 307° 34' 09" E.	100.00
L-87	N. 307° 34' 09" E.	100.00
L-88	N. 307° 34' 09" E.	100.00
L-89	N. 307° 34' 09" E.	100.00
L-90	N. 307° 34' 09" E.	100.00
L-91	N. 307° 34' 09" E.	100.00
L-92	N. 307° 34' 09" E.	100.00
L-93	N. 307° 34' 09" E.	100.00

NUMBER	DIRECTION	DISTANCE
C-1	N. 28° 31' 00" W.	200.72
C-2	N. 28° 31' 00" W.	200.72
C-3	N. 28° 31' 00" W.	200.72
C-4	N. 28° 31' 00" W.	200.72
C-5	N. 28° 31' 00" W.	200.72
C-6	N. 28° 31' 00" W.	200.72
C-7	N. 28° 31' 00" W.	200.72
C-8	N. 28° 31' 00" W.	200.72
C-9	N. 28° 31' 00" W.	200.72
C-10	N. 28° 31' 00" W.	200.72
C-11	N. 28° 31' 00" W.	200.72
C-12	N. 28° 31' 00" W.	200.72
C-13	N. 28° 31' 00" W.	200.72
C-14	N. 28° 31' 00" W.	200.72
C-15	N. 28° 31' 00" W.	200.72
C-16	N. 28° 31' 00" W.	200.72
C-17	N. 28° 31' 00" W.	200.72
C-18	N. 28° 31' 00" W.	200.72
C-19	N. 28° 31' 00" W.	200.72
C-20	N. 28° 31' 00" W.	200.72
C-21	N. 28° 31' 00" W.	200.72
C-22	N. 28° 31' 00" W.	200.72
C-23	N. 28° 31' 00" W.	200.72
C-24	N. 28° 31' 00" W.	200.72
C-25	N. 28° 31' 00" W.	200.72
C-26	N. 28° 31' 00" W.	200.72
C-27	N. 28° 31' 00" W.	200.72
C-28	N. 28° 31' 00" W.	200.72
C-29	N. 28° 31' 00" W.	200.72
C-30	N. 28° 31' 00" W.	200.72
C-31	N. 28° 31' 00" W.	200.72
C-32	N. 28° 31' 00" W.	200.72
C-33	N. 28° 31' 00" W.	200.72
C-34	N. 28° 31' 00" W.	200.72
C-35	N. 28° 31' 00" W.	200.72
C-36	N. 28° 31' 00" W.	200.72
C-37	N. 28° 31' 00" W.	200.72
C-38	N. 28° 31' 00" W.	200.72
C-39	N. 28° 31' 00" W.	200.72
C-40	N. 28° 31' 00" W.	200.72
C-41	N. 28° 31' 00" W.	200.72
C-42	N. 28° 31' 00" W.	200.72
C-43	N. 28° 31' 00" W.	200.72
C-44	N. 28° 31' 00" W.	200.72
C-45	N. 28° 31' 00" W.	200.72
C-46	N. 28° 31' 00" W.	200.72
C-47	N. 28° 31' 00" W.	200.72
C-48	N. 28° 31' 00" W.	200.72
C-49	N. 28° 31' 00" W.	200.72
C-50	N. 28° 31' 00" W.	200.72
C-51	N. 28° 31' 00" W.	200.72
C-52	N. 28° 31' 00" W.	200.72
C-53	N. 28° 31' 00" W.	200.72
C-54	N. 28° 31' 00" W.	200.72
C-55	N. 28° 31' 00" W.	200.72
C-56	N. 28° 31' 00" W.	200.72
C-57	N. 28° 31' 00" W.	200.72
C-58	N. 28° 31' 00" W.	200.72
C-59	N. 28° 31' 00" W.	200.72
C-60	N. 28° 31' 00" W.	200.72
C-61	N. 28° 31' 00" W.	200.72
C-62	N. 28° 31' 00" W.	200.72
C-63	N. 28° 31' 00" W.	200.72
C-64	N. 28° 31' 00" W.	200.72
C-65	N. 28° 31' 00" W.	200.72
C-66	N. 28° 31' 00" W.	200.72
C-67	N. 28° 31' 00" W.	200.72
C-68	N. 28° 31' 00" W.	200.72
C-69	N. 28° 31' 00" W.	200.72
C-70	N. 28° 31' 00" W.	200.72
C-71	N. 28° 31' 00" W.	200.72
C-72	N. 28° 31' 00" W.	200.72
C-73	N. 28° 31' 00" W.	200.72
C-74	N. 28° 31' 00" W.	200.72
C-75	N. 28° 31' 00" W.	200.72
C-76	N. 28° 31' 00" W.	200.72
C-77	N. 28° 31' 00" W.	200.72
C-78	N. 28° 31' 00" W.	200.72
C-79	N. 28° 31' 00" W.	200.72
C-80	N. 28° 31' 00" W.	200.72
C-81	N. 28° 31' 00" W.	200.72
C-82	N. 28° 31' 00" W.	200.72
C-83	N. 28° 31' 00" W.	200.72
C-84	N. 28° 31' 00" W.	200.72
C-85	N. 28° 31' 00" W.	200.72
C-86	N. 28° 31' 00" W.	200.72
C-87	N. 28° 31' 00" W.	200.72
C-88	N. 28° 31' 00" W.	200.72
C-89	N. 28° 31' 00" W.	200.72
C-90	N. 28° 31' 00" W.	200.72
C-91	N. 28° 31' 00" W.	200.72
C-92	N. 28° 31' 00" W.	200.72
C-93	N. 28° 31' 00" W.	200.72
C-94	N. 28° 31' 00" W.	200.72
C-95	N. 28° 31' 00" W.	200.72
C-96	N. 28° 31' 00" W.	200.72
C-97	N. 28° 31' 00" W.	200.72
C-98	N. 28° 31' 00" W.	200.72
C-99	N. 28° 31' 00" W.	200.72
C-100	N. 28° 31' 00" W.	200.72

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
C-1	N. 28° 31' 00" W.	200.72	C-101	N. 28° 31' 00" W.	200.72
C-2	N. 28° 31' 00" W.	200.72	C-102	N. 28° 31' 00" W.	200.72
C-3	N. 28° 31' 00" W.	200.72	C-103	N. 28° 31' 00" W.	200.72
C-4	N. 28° 31' 00" W.	200.72	C-104	N. 28° 31' 00" W.	200.72
C-5	N. 28° 31' 00" W.	200.72	C-105	N. 28° 31' 00" W.	200.72
C-6	N. 28° 31' 00" W.	200.72	C-106	N. 28° 31' 00" W.	200.72
C-7	N. 28° 31' 00" W.	200.72	C-107	N. 28° 31' 00" W.	200.72
C-8	N. 28° 31' 00" W.	200.72	C-108	N. 28° 31' 00" W.	200.72
C-9	N. 28° 31' 00" W.	200.72	C-109	N. 28° 31' 00" W.	200.72
C-10	N. 28° 31' 00" W.	200.72	C-110	N. 28° 31' 00" W.	200.72
C-11	N. 28° 31' 00" W.	200.72	C-111	N. 28° 31' 00" W.	200.72
C-12	N. 28° 31' 00" W.	200.72	C-112	N. 28° 31' 00" W.	200.72
C-13	N. 28° 31' 00" W.	200.72	C-113	N. 28° 31' 00" W.	200.72
C-14	N. 28° 31' 00" W.	200.72	C-114	N. 28° 31' 00" W.	200.72
C-15	N. 28° 31' 00" W.	200.72	C-115	N. 28° 31' 00" W.	200.72
C-16	N. 28° 31' 00" W.	200.72	C-116	N. 28° 31' 00" W.	200.72
C-17	N. 28° 31' 00" W.	200.72	C-117	N. 28° 31' 00" W.	200.72
C-18	N. 28° 31' 00" W.	200.72	C-118	N. 28° 31' 00" W.	200.72
C-19	N. 28° 31' 00" W.	200.72	C-119	N. 28° 31' 00" W.	200.72
C-20	N. 28° 31' 00" W.	200.72	C-120	N. 28° 31' 00" W.	200.72
C-21	N. 28° 31' 00" W.	200.72	C-121	N. 28° 31' 00"	



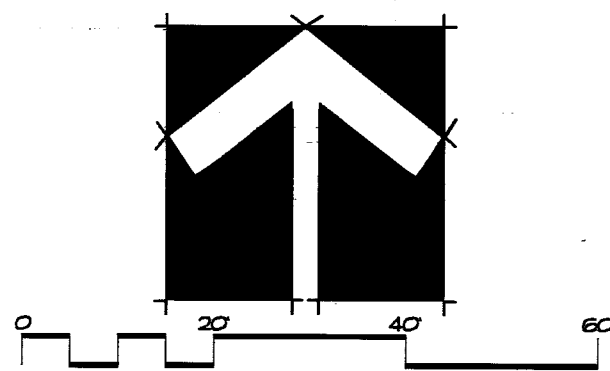


DEVON COURT

UNIT 37

GARAGE

Limited Common Area  
1.085 Acres

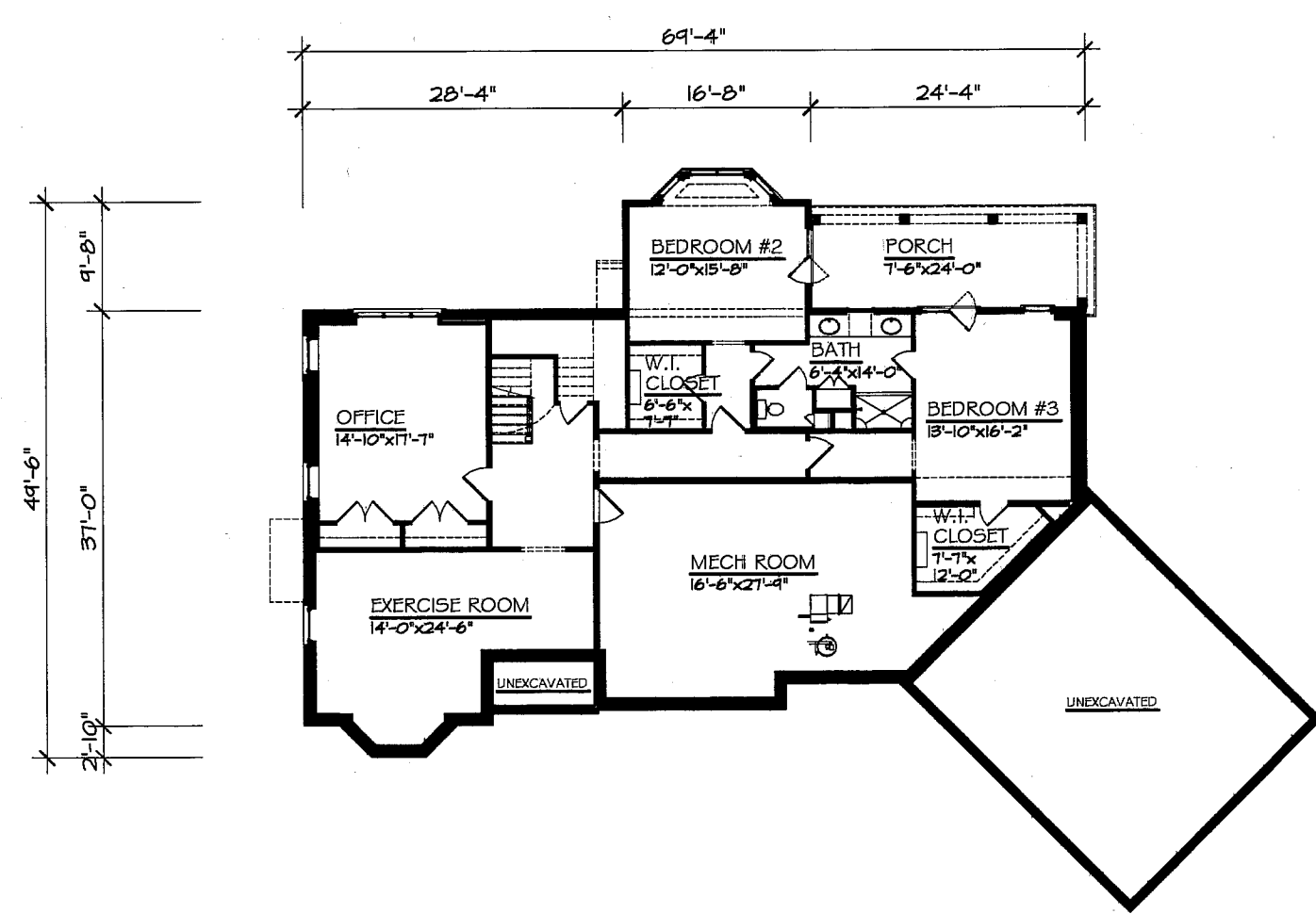


V38 P13



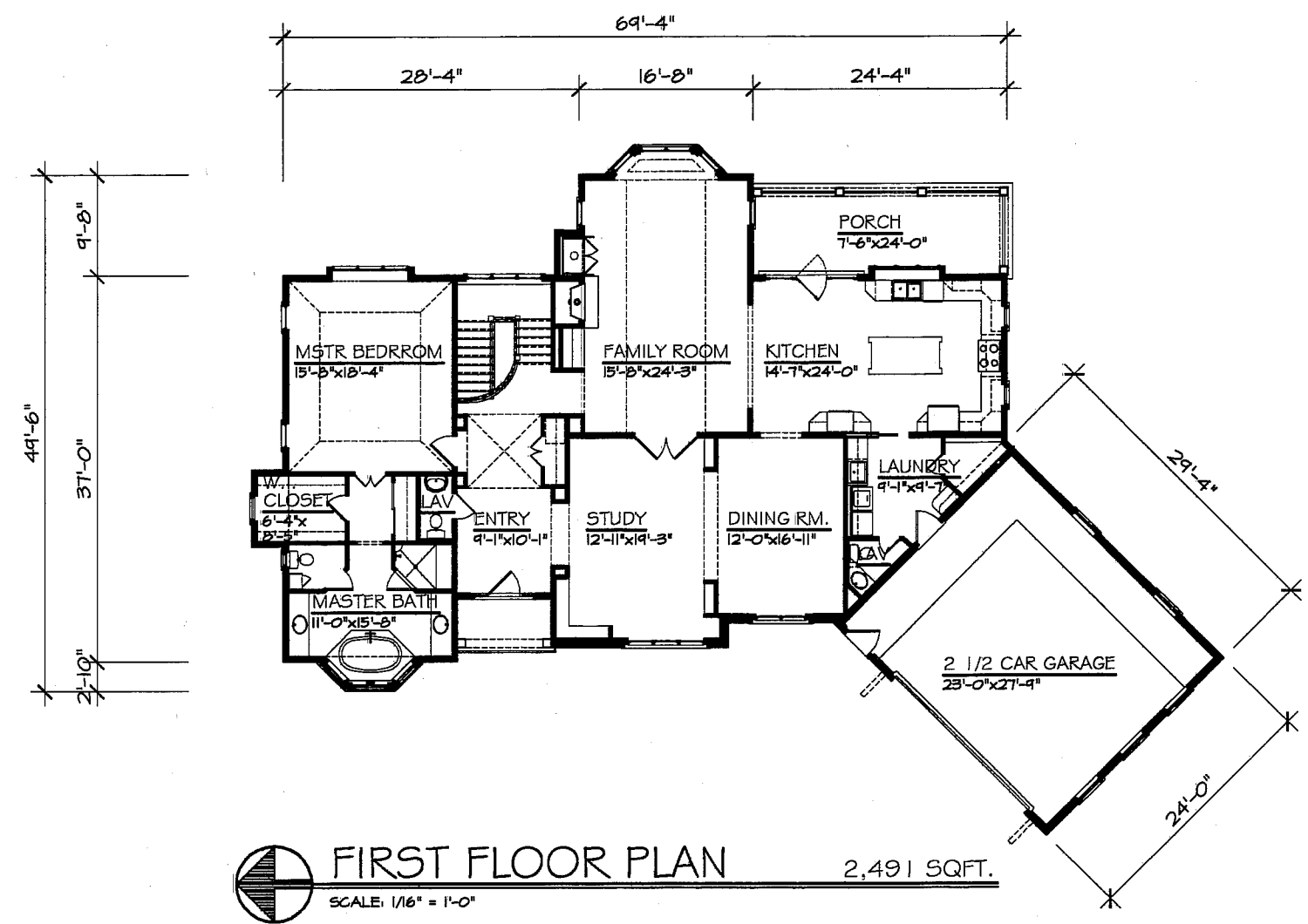
DATES:

18 MAY, 2005



LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"  
1,891 SQFT.

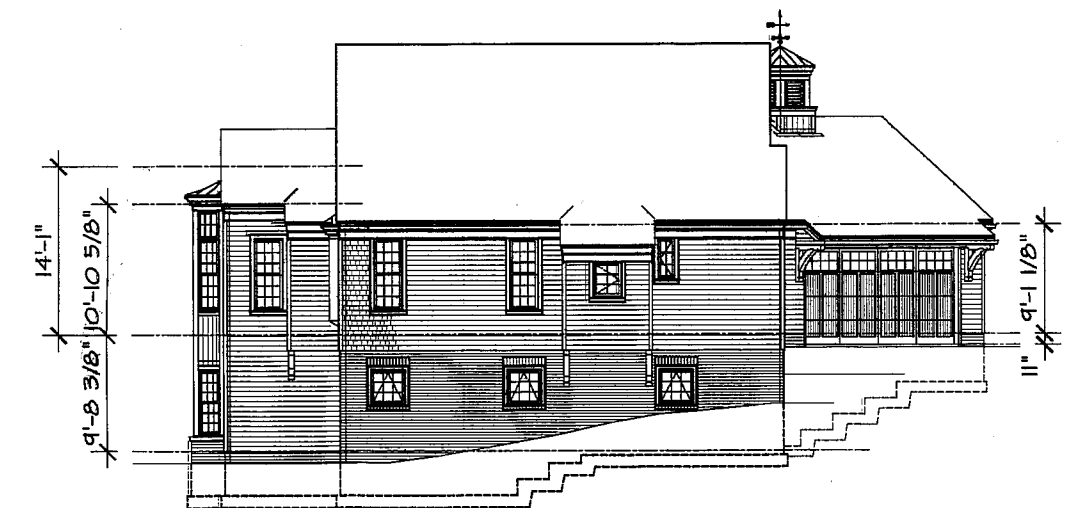
SQUARE FOOTAGE SUMMARY	
FINISHED FIRST FLOOR	2,491 SQFT.
FINISHED LOWER LEVEL FLOOR	1,891 SQFT.
TOTAL	4,382 SQFT.
GARAGE	638 SQFT.



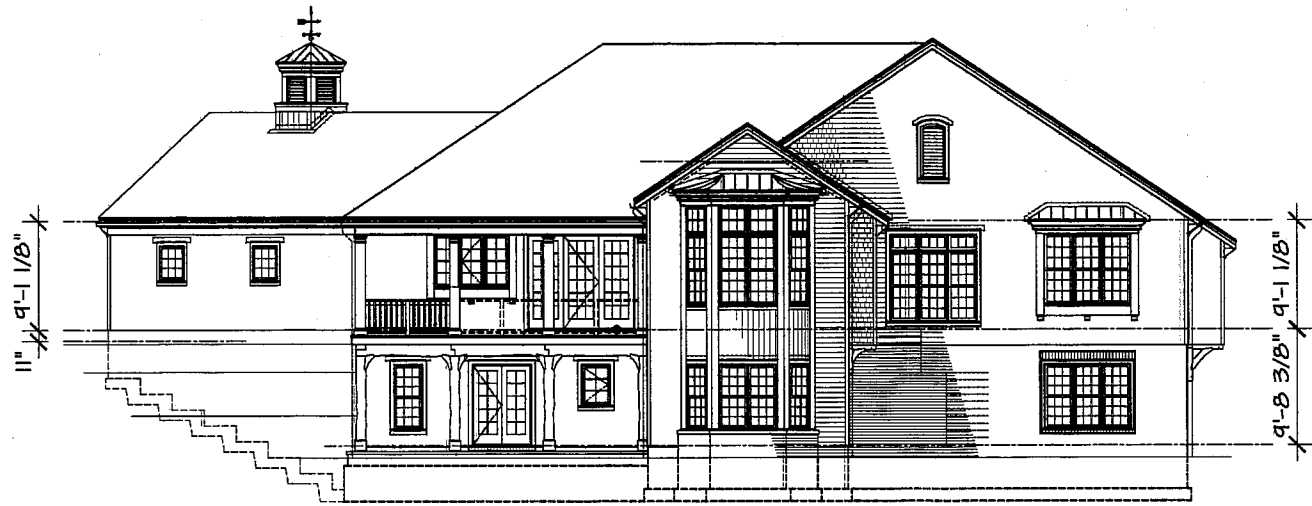
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
2,491 SQFT.



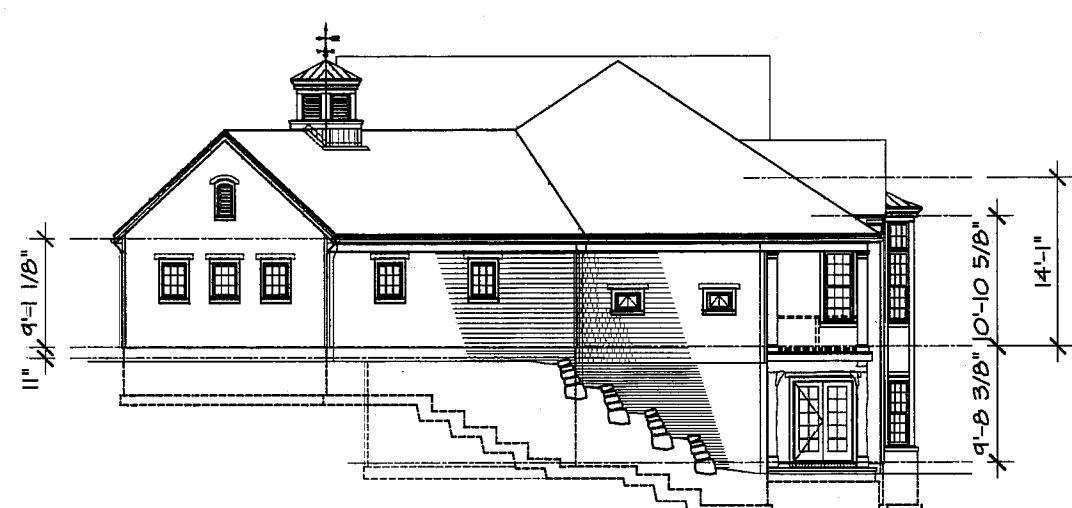
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
NAME	MATERIAL	TYPE	FINISH
ROOF	FIBERGLASS ASPHALT SHINGLES	ELK-FRESTIGE PLUS GALLERY COLLECTION HIGH DEFINITION SELF-SEALING CLASS A	BALSAM FOREST
ROOF	COPPER (SEE ELEVATIONS FOR LOCATIONS)	STANDING SEAM	NATURAL
GUTTERS & DOWN SPOUTS	PREFINISHED ALUMINUM	3" Ogee	WHITE
BRICK	4" BRICK VENEER	GREEN-GERY AUTHENTIC HANDMADE LORRAINE WHITE & EXTRUDED BRICK	NATURAL
SIDING	VINYL SIDING	"CEDAR IMPRESSIONS" PERFECTION SHINGLES	DOUBLE 1" EXPOSURE W/ CEDAR GRAIN TEXTURE COLOR TO BE STERLING GRAY
TRIM	EXPANDED RIGID PVC	AZEK TRIMBOARDS	PAINTED PURE WHITE SHERWIN WILLIAMS SH-7069 SEMI-GLOSS
BRACKET & HEAVY TIMBERS	WOOD	CEDAR ADZED	(2) COATS BLEACHING OIL #0241 CABOTS STAINS Inc.
WINDOWS	ALUMINUM CLAD	FELLA DESIGNER SERIES	WHITE
FRONT DOOR	FIBERGLASS	S262 SMOOTH-STAR W/ 14" SIDELITES & TRANSOM	PAINTED IRON ORE SHERWIN WILLIAMS SH-7064 SEMI-GLOSS
HAN DOOR	FIBERGLASS	S262 - SMOOTH-STAR	PAINTED IRON ORE SHERWIN WILLIAMS SH-7064 SEMI-GLOSS
GARAGE OVERHEAD DOOR	WOOD	CEDAR O.H. DOOR	PAINTED IRON ORE SHERWIN WILLIAMS SH-7064 SEMI-GLOSS

NOTE:  
ACTUAL EXTERIOR FINISH MATERIALS AND COLORS MAY VARY AS A RESULT OF FIELD CHANGES DURING CONSTRUCTION.

FLOOR & CEILING ELEVATION SCHEDULE			
	ROOM	FLOOR ELEVATION	CEILING ELEVATION
LOWER LEVEL	MECH. / STORAGE	1105.24'	1119.12'
	PORCH	1104.74'	1113.70' @ START OF SLOPE 1113.62' @ END OF SLOPE
	ALL OTHER ROOMS	1105.24'	1119.67'
FIRST FLOOR	ENTRY PORCH	1114.44'	1123.90'
	MASTER BATHROOM	1114.44'	1124.08' @ START OF SLOPE 1123.09' @ END OF SLOPE
	FAMILY ROOM	1114.44'	1125.85' @ START OF SLOPE 1124.02' @ END OF SLOPE
	PORCH	1114.44'	1124.02'
	2 1/2 CAR GARAGE	1114.07'	1124.03'
	ALL OTHER ROOMS	1114.44'	1124.03'

CERTIFICATION:  
THE UNDERSIGNED HEREBY STATES THAT THIS DRAWING SHOWS GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LAYOUT, DESIGNATION AND DIMENSIONS OF THE UNIT AS CONSTRUCTED. THE PURPOSE OF THIS STATEMENT IS TO COMPLY WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

*Anthony Paskevich*  
ANTHONY PASKEVICH REGISTERED ARCHITECT 5924

STONERIDGE OF GAUGA CONDOMINIUMS  
UNIT 37  
BAINBRIDGE TOWNSHIP, OHIO  
DEVELOPER: STONERIDGE LAND Co. LTD.  
11625 WOODIE BROOK ROAD  
CHARLTON, OHIO

ANTHONY PASKEVICH & ASSOCIATES  
ARCHITECTS/PLANNERS  
1708 EUCLID AVENUE  
CLEVELAND, OHIO 44115  
TELEPHONE 216 696-0916  
FAX 216 696-0968



COMM. No. 0421

DRAWINGS THIS SHEET  
LOWER LEVEL PLAN  
FIRST FLOOR PLAN  
ELEVATIONS

V38.P14