

200300005234
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
01-30-2003 At 12:46 pm.
REST AMEN 18.00
OR Book 299 Page 2506 - 2507
2 NOTATIONS

SUPPLEMENTAL DECLARATION

KENSINGTON PLACE SECTION 6, PART 1

TO

DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS, AND ASSESSMENTS

OF

KENSINGTON PLACE

200300005234
LOVELAND & BRADSHAW
50 W BROAD ST
SUITE 3300
COL, OH 43215

This Supplemental Declaration of Covenants, Easements, Restrictions and Assessment liens is made on or as of this 23 day of January, 2003.

BACKGROUND

A. A plan of covenants, easements, restrictions and assessments for Kensington Place Section 1, in the City of Delaware, Delaware County, Ohio, was created by a declaration thereof ("the Declaration") recorded in Deed Book 615, Page 589, records of the Recorder of Delaware County, Ohio. *Ret*

B. Pursuant to the provisions of Article IV, Section 32 of the Declaration the Declarant, Crossmann Communities of Ohio, Inc., "Declarant", reserved the right to expand Kensington Place to include additional lots and reserves and to subject that real property to the provisions of the Declaration.

C. Declarant is the owner and developer of certain real property hereinafter described that is contiguous to property that has previously been subjected to the provisions of the Declaration, and desires by this instrument to subject the same to the provisions of the Declaration.

COVENANTS, CONDITIONS AND RESTRICTIONS

NOW THEREFORE, Declarant hereby declares that the following described real estate:

Situated in the State of Ohio, County of Delaware, and City of Delaware, and being Lots 8353 through 8402, inclusive, of Kensington Place Section 6, Part 1, as the same are numbered and delineated on the recorded plat thereof, of record in Plat Cabinet 3, Slides 57-57A, records of the Recorder of Delaware County, Ohio, and being all of the lots in Kensington Place Section 6, Part 1; *Ret*

all of which is owned by Declarant, shall be held, sold, conveyed and occupied subject to all of the covenants, conditions and restrictions set forth in the Declaration, which shall run with the title to the property added hereby, and each part thereof, and be binding on all parties having any right, title or interest therein, and each part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by Declarant and each Lot owner, and their respective successors and assigns, and by the Association and its successors and assigns.

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 1-27-03 Transfer Tax Paid None
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor Dr. *[Signature]*

For the purposes set forth herein the Declaration is incorporated herein by this reference, and by reason hereof the property in Kensington Place Section 6, Part 1 identified herein has for all purposes become part of Kensington Place, as defined in the Declaration.

IN TESTIMONY WHEREOF, this Supplemental Declaration for Kensington Place Section 6, Part 1 has been duly signed, acknowledged and delivered by Crossmann Communities of Ohio, Inc. on or as of this 23 day of January, 2003.

CROSSMANN COMMUNITIES OF OHIO, INC.,
an Ohio Corporation

By Robert J. Schmatz
Robert J. Schmatz, Division President

DECLARANT

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was executed and acknowledged before me on the 23 day of January, 2003, on behalf of Crossmann Communities of Ohio, Inc., an Ohio corporation, by Robert J. Schmatz, Division President, on behalf of and as the act and deed of Crossmann Communities of Ohio, Inc.



KIMBERLEE K. DAVIDSON
Notary Public, State of Ohio
My Commission Expires
April 15, 2007

Kimberlee K. Davidson
Notary Public

This instrument prepared by Calvin T. Johnson, Jr., attorney at law, Loveland & Brosius, 50 West Broad Street, Suite 3300, Columbus, Ohio 43215-3352.

DECLARATION OF COVENANTS\KENSINGTON PLACE Section 6 part 1\1/22/2003