

COPY

200400041388
Filed for Record in
CLERMONT COUNTY, OH
BARBLYN GREEN
10-01-2004 At 04:14 pm.
DECLAR 60.00
OF Book 1817 Page 1636 - 1641

**FIFTEENTH AMENDMENT AND SUPPLEMENT TO
THE LEGENDARY RUN DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND RESERVATION OF EASEMENTS**

This Fifteenth Amendment and Supplement to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements ("**Amendment**") is made as of the 10th day of August, 2004 by **TRADITIONS INVESTMENTS-PIERCE, INC.**, an Ohio corporation ("**Declarant**") as follows:

WHEREAS, Declarant filed the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements on the 12th day of March, 1998, which Declaration is recorded in Official Record Book 1031, Page 762 of the Clermont County, Ohio Records to aid in the development of the property described therein ("**Legendary Run**"), which was modified by the First Amendment and Supplement thereto recorded at Official Record Book Volume 1087, Page 119; by the Third Amendment and Supplement thereto recorded at Official Record Volume 1145, Page 579; by the Fourth Amendment and Supplement thereto recorded at Official Record Volume 1168, Page 1036; by the Fifth (A) Amendment and Supplement thereto recorded at Official Record Volume 1209, Page 1147; by the Sixth Amendment and Supplement thereto recorded at Official Record Volume 1223, Page 1571; by the Seventh Amendment and Supplement thereto recorded at Official Record Volume 1234, Page 827; by the Eighth Amendment and Supplement thereto recorded at Official Record Volume 1249, Page 792; by the Ninth Amendment and Supplement thereto recorded at Official Record Book 1251, Page 2497; and by the Tenth Amendment and Supplement thereto recorded at Official Record Book 1274, Page 293; and by the Eleventh Amendment and Supplement thereto recorded at Official Record Book 1497, Page 373; and by a non-numbered Amendment (twelfth in order) thereto recorded at Official Record Book 1520, Page 1736, all of the Clermont County, Ohio Records; and by the Thirteenth Amendment and Supplement thereto as corrected and re-recorded at Official Record Book 1763, Page 1277 (originally recorded at 1692, page 132); and by the Fourteenth Amendment and Supplement thereto recorded at Official Record Book 1699, Page 830; (collectively, the Declaration, as so modified is hereinafter referred to

as the "Declaration", and it being expressly stated herein that no Second Amendment and Supplement was ever filed);

WHEREAS, Declarant desires to provide for the preservation of values and amenities in Legendary Run and to provide for the maintenance of the Common Areas and Community Facilities (as defined in the Declaration) within Legendary Run;

WHEREAS, the Declaration provides, in Article II, that Declarant can annex property to the Development (as defined in the Declaration) and subject property to the terms and conditions of the Declaration.

NOW, THEREFORE, Declarant makes the following Amendment:

The following provisions of the Declaration are amended as provided for in Article XIV of the Declaration:

1.1 Property Subject to Declaration.

Article II, Section 1 of the Declaration, which sets forth the real property that is to be subject to the terms and conditions of the Declaration, is amended to include the real property described in Exhibit A hereto and made a part hereof.

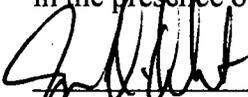
1.2 Common Areas and Community Facilities.

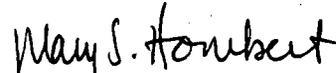
Article I, Section 1(e) of the Declaration, which sets forth the definition of Common Areas and Community Facilities, is amended to include the property described in Exhibit B attached hereto and made a part hereof.

Except as expressly amended by this Amendment, the Declaration remains in full force and effect.

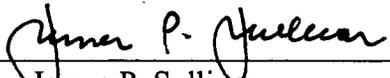
IN WITNESS WHEREOF, James P. Sullivan, Vice President and Treasurer of Traditions Investments-Pierce, Inc., an Ohio corporation, has executed this Amendment on behalf of the corporation as of the date first above written.

Signed and acknowledged
in the presence of:


Print Name: JAMES D. O'BRIEN

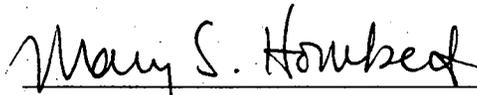

Print Name: Mary S. Howbert

TRADITIONS INVESTMENTS-PIERCE, INC.
an Ohio corporation

By: 
James P. Sullivan,
Vice President & Treasurer

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing Amendment was acknowledged before me this 10th day of August 2004, by James P. Sullivan, Vice President and Treasurer of Traditions Investments-Pierce, Inc., an Ohio corporation, on behalf of such corporation.


Notary Public

MARY S. HOWBERT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 29, 2008



This instrument was prepared by:

DANIEL M. BENNIE, ESQ.
BARRON PECK BENNIE & SCHLEMMER
3074 Madison Road
Cincinnati, Ohio 45209
513/721-1350

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EXHIBIT A

Property Subject to Declaration

Situated in Eddins Military Survey No. 1366, Lucas Military Survey No. 1753, Pierce Township, Clermont County, Ohio, being all of Lots 435 through 477 inclusive, and being all of the property described on the plats of Legendary Run Subdivision, Section Six-B, as recorded in Plat Cabinet 12, Pages 187-188, of the Clermont County, Ohio Records

EXHIBIT B

Common Areas and Community Facilities

Situated in Eddins Military Survey No. 1366, Lucas Military Survey No. 1753, Pierce Township, Clermont County, Ohio and being Lots 462, 476 and 477 of Legendary Run Subdivision, Section Six-B, as recorded in Plat Cabinet 12, Pages 187-188, of the Clermont County, Ohio Records.

CONSENT OF MORTGAGEE

The undersigned, WINCHESTER FUNDING, LTD., ("**Mortgagee**") is the holder of a Mortgage on a portion of the real estate described in the foregoing Fifteenth Amendment and Supplement to the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (the "**Declaration**") for Legendary Run from Traditions Investments-Pierce, Inc., dated September 25, 1996 and recorded in Official Record book 0884, Page 698 of the Mortgage Records of Clermont County, Ohio as amended.

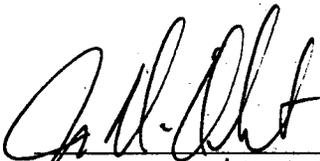
Mortgagee hereby consents to the execution and delivery of the Declaration, together with the exhibits thereto, and consents to the filing thereof in the office of the Recorder of Clermont County, Ohio. Mortgagee hereby subjects and subordinates the above-described mortgage as amended to the easements, covenants and restrictions contained in the foregoing Declaration with all exhibits attached thereto; provided however, the mortgage shall not be subordinate in priority to any of the assessments that can be charged under or pursuant to the Declaration.

IN WITNESS WHEREOF, the Mortgagee has caused the execution of this Consent of Mortgagee this 10th day of August, 2004, by its duly authorized officer.

Signed and acknowledged
in the presence of:

WINCHESTER FUNDING, LTD.,
an Ohio limited liability company,

By Great Traditions Development Group, Inc.,
Its Authorized Member


Print Name: JAMES D. OBER

By James P. Sullivan
James P. Sullivan
Its Vice President and Treasurer

Mary S. Howbert
Print Name: Mary S. Howbert

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 10th day of August, 2004, by James P. Sullivan, as Vice President and Treasurer of Great Traditions Development Group, Inc., an Ohio corporation, and as the Authorized Member of Winchester Funding, Ltd., an Ohio limited liability company, on behalf of such corporation and limited liability company.

Mary S. Howbert
Notary Public

MARY S. HOWBERT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 29, 2009

