

CONDO 5+1 56

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
 FOR
CROSSINGS AT NORTHWEST CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CROSSINGS AT NORTHWEST CONDOMINIUM RECORDED AT INSTRUMENT NO. 54772422 OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CROSSINGS AT NORTHWEST CONDOMINIUM WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: 11/23/11

BY: KRISTEN M. SCALISE CPA, CFE
SUMMIT COUNTY FISCAL OFFICER
 FISCAL OFFICER

BY: Kelly Phelps
 Kelly Phelps



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**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
CROSSINGS AT NORTHWEST CONDOMINIUM**

WHEREAS, the Declaration of Condominium Ownership for Crossings at Northwest Condominium (the "Declaration") was recorded at Summit County Records Instrument No. 54772422, and

WHEREAS, the Crossings at Northwest Unit Owners Association, Inc. (the "Association") is a corporation consisting of all Unit owners in Crossings at Northwest and as such is the representative of all Unit owners, and

WHEREAS, Article XIX of said Declaration authorizes amendments to the Declaration, and

WHEREAS, Unit owners representing at least 75% of the Association's current voting power have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment"), and

WHEREAS, the Association has in its records the signed, written consents to the Amendment signed by Unit owners representing 75% of the Association's voting power as of September 28, 2011, and

WHEREAS, the Association has in its records the power of attorney signed by Unit owners representing 75% of the Association's voting power authorizing the Association's officers to execute the Amendment on their behalf, and

WHEREAS, attached hereto as Exhibit A is a certification of the Association's President and Secretary stating that the Amendment was duly adopted in accordance with the Declaration provisions, and

WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Crossings at Northwest Condominium is hereby amended by the following:

INSERT a new DECLARATION ARTICLE III, SECTION 2(s) entitled, "Occupancy Limitation." Said new addition, to be added on Page 8 of the Declaration, as recorded at Summit County Records, Instrument No. 54772422, is as follows:

(s) Occupancy Limitation. No more than two (2) Persons per bedroom shall be permitted to reside in a Unit ("reside" means more than thirty [30] days out of each twelve [12] month period). For the purposes of this restriction only, any Person thirty-six (36) months of age or younger shall not be counted in determining whether the occupancy limit has been reached or exceeded. Each Unit owner shall provide the Board with the names of all residents of the Unit and the license number and vehicle description of each vehicle owned or used by the Unit residents and maintained on the Condominium Property.

Any conflict between this provision and any other provisions of the Declaration and/or Bylaws shall be interpreted in favor of this restriction on the number of Occupants in the Units. Upon the recording of this amendment, only Unit owners of record at the time of such filing shall have standing to contest the validity of the amendment, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.

IN WITNESS WHEREOF, the said Crossings at Northwest Unit Owners Association, Inc. has caused the execution of this instrument this 11th day of November, 2011.

CROSSINGS AT NORTHWEST UNIT OWNERS ASSOCIATION, INC.

By: John M. Hearty
JOHN HEARTY, its President

By: Christine Stroub
CHRISTINE STROUB, its Secretary



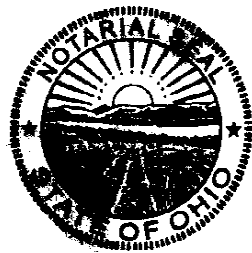
STATE OF OHIO)
)
COUNTY OF STARK) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Crossings at Northwest Unit Owners Association, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 3 of 5, and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in TALLMADGE, Ohio, this 11th day of NOVEMBER, 2011.

[Handwritten Signature]
NOTARY PUBLIC

Place notary stamp/seal here:



Gary L. Duvall, Jr.
Notary Public, State of Ohio
My Commission Expires 06-08-2016

This instrument prepared by:
KAMAN & CUSIMANO, LLC, Attorneys at Law
2000 Terminal Tower
50 Public Square
Cleveland, Ohio 44113
(216) 696-0650


EMW



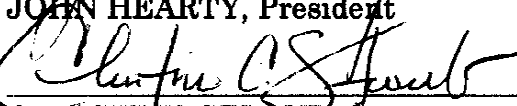
EXHIBIT A

CERTIFICATION OF PRESIDENT AND SECRETARY

The undersigned, being the duly elected and qualified President and Secretary of the Crossings at Northwest Unit Owners Association, Inc., hereby certify that the Amendment to the Declaration was duly adopted in accordance with the provisions of Declaration Article XIX.



JOHN HEARTY, President



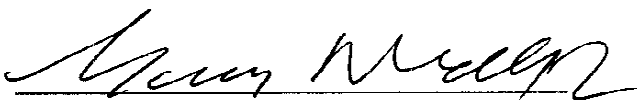
CHRISTINE STROUB, Secretary

STATE OF OHIO)
)
COUNTY OF STARK)

SS

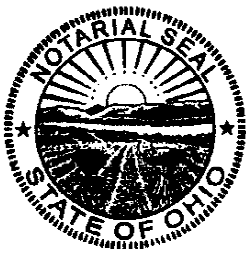
BEFORE ME, a Notary Public, in and for said County, personally appeared the above named JOHN HEARTY and CHRISTINE STROUB who acknowledges that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in TALLMADGE, Ohio, this 11 day of NOVEMBER 2011.



NOTARY PUBLIC

Place notary stamp/seal here:



Gary L. Duvall, Jr.
Notary Public, State of Ohio
My Commission Expires 06-08-2016