



Instr: 201210110046528 10/11/2012
P: 1 of 5 F: \$56.00
Rick Campbell 1:45PM COND
Stark County Recorder T20120040721

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
BELDEN PARK CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BELDEN PARK CONDOMINIUM RECORDED AT VOLUME 108, PAGE 109 ET SEQ. OF THE STARK COUNTY RECORDS.

THIS WILL CERTIFY THAT COPIES OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BELDEN PARK CONDOMINIUM HAVE BEEN FILED IN THE OFFICE OF THE COUNTY AUDITOR, STARK COUNTY, OHIO

DATE: OCTOBER 11TH, 2012

STARK COUNTY AUDITOR

BY:


DEPUTY AUDITOR

JASON FROST


Instr: 201210110046528 10/11/2012
P: 2 of 5 F: \$56.00
Rick Campbell 1:45PM CONDO
Stark County Recorder T20120040721

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
BELDEN PARK CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Belden Park Condominium (the "Declaration") and the Bylaws of Belden Park Condominium Association (the "Bylaws"), attached to and made a part of the Declaration, were recorded at Stark County Records Volume 108, Page 109 et seq., and

WHEREAS, the Belden Park Condominium Association (the "Association") is a corporation consisting of all Unit owners in Belden Park and as such is the representative of all Unit owners, and

WHEREAS, Article IX of said Declaration authorizes amendments to the Declaration and Bylaws Article X authorizes amendments to the Bylaws, 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 75.64% of the Association's voting power as of September 18, 2012, and

WHEREAS, the Association has in its records the power of attorney signed by Unit owners representing 75.64% 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 Belden Park Condominium is hereby amended by the following:

Instr: 201210110046528 10/11/2012
P: 3 of 5 F: \$56.00 1:45PM COND
Rick Campbell T20120040721
Stark County Recorder

INSERT a new PARAGRAPH (m) to BYLAWS ARTICLE IV, SECTION 12 entitled, "Powers." Said new addition, to be added on Page 4 of the Bylaws, attached to and made a part of the Declaration, as recorded at Stark County Records, Volume 108, Page 109 et seq., is as follows:

(m) with the prior approval of Unit owners exercising at least a majority of the Association's total voting power, borrow money for the limited purpose of acquiring funds to be used for the insurance, maintenance, repair, and/or replacement of the Condominium Property, and/or for such capital additions or improvements as may be approved by the Unit owners in accordance with these Bylaws. As part of any approval given by the Unit owners to borrow money, the Board can assign, without limitation, the Association's right to future income, including the right to receive common assessments and insurance proceeds, as collateral for any monies borrowed, assign the Association's lien rights, and issue, sell, and/or pledge notes, bonds, and/or other evidences of indebtedness of the Association and execute related documents.

In accordance with the above, the Board is hereby authorized to borrow up to \$350,000.00 for the sole purpose of repairing and replacing the roofs and roads, provided that such authority to borrow (but not to repay any money borrowed) will expire December 31, 2013, and, provided further, that such authority to borrow will automatically be reduced as the Association repays the loan.

Any conflict between this provision and any other provision in the Declaration and Bylaws shall be interpreted in favor of this provision giving the Board, on behalf of the Association, the authority to borrow funds and assign future income as collateral for the loan for limited purposes with prior Unit owner approval. The invalidity of any part of the above provision will not impair or affect in any manner the validity or enforceability of the remainder of the provision. 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 of 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 Belden Park Condominium Association has caused the execution of this instrument this 16th day of September, 2012.

BELDEN PARK CONDOMINIUM ASSOCIATION

By: Richard Robson
RICHARD ROBSON, its President

By: Pamela Robson
PAMELA ROBSON, its Secretary

STATE OF OHIO)
COUNTY OF Stark) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Belden Park Condominium Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument 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 Canton, Ohio, this 16th day of September, 2012.

Susan O'Connor
NOTARY PUBLIC

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

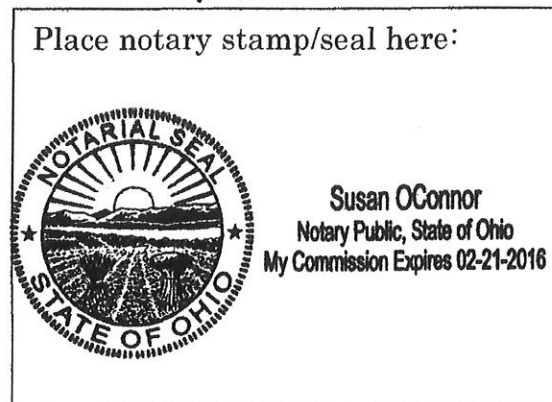


EXHIBIT A

CERTIFICATION OF PRESIDENT AND SECRETARY

The undersigned, being the duly elected and qualified President and Secretary of the Belden Park Condominium Association, hereby certifies that the Amendment was duly adopted in accordance with the provisions of Declaration Article IX.

Richard Robson

RICHARD ROBSON, President

Pamela Robson

PAMELA ROBSON, Secretary

STATE OF OHIO)

COUNTY OF Stark)

SS

BEFORE ME, a Notary Public in and for said County, personally appeared the above named RICHARD ROBSON and PAMELA ROBSON who acknowledged 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 CANTON, Ohio, this 26th day of September, 2012.

Susan O'Connor
NOTARY PUBLIC

Place notary stamp/seal here:



Susan O'Connor
Notary Public, State of Ohio
My Commission Expires 02-21-2016

11874

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)

(Rev. February 2004)

Notice of Federal Tax Lien

Area:

SMALL BUSINESS/SELF EMPLOYED AREA #2

Lien Unit Phone: (800) 913-6050

Serial Number

865200812

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer LAWRENCE D & DEBRA S SCHAFRATH

Residence

4875 POND DR NW
NORTH CANTON, OH 44720-7434



Instr: 201205110020891
P: 1 of 1 F: \$5.00 05/11/2012
Rick Campbell 1:31PM FTAX
Stark County Recorder T20120018383

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	██████████	11/22/2005	12/22/2015	12455.05
1040	12/31/2001	██████████	11/22/2005	12/22/2015	49702.96
1040	12/31/2002	██████████	12/19/2005	01/18/2016	48482.89
Place of Filing Recorder of Stark County Stark County Canton, OH 44702					Total \$ 110640.90

This notice was prepared and signed at DETROIT, MI, on this,

the 02nd day of May, 2012.

Signature

for TIFFANY COLVIN

Title

REVENUE OFFICER
(330) 588-4408

22-07-3833

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X