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AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
COPLEY VILLAGE CONDOMINIUM NO. 2

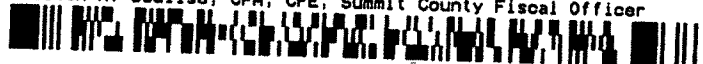
PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR COPLEY VILLAGE CONDOMINIUM NO. 2 RECORDED AT VOLUME 6440, PAGE 131 ET SEQ. OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR COPLEY VILLAGE CONDOMINIUM NO. 2 WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO

DATED: 3/24/17

BY: KRISTEN M. SCALISE CPA, CFE
FISCAL OFFICER

By: Katie Mancino
Katie Mancino



AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
COPLEY VILLAGE CONDOMINIUM NO. 2

WHEREAS, the Declaration of Condominium Ownership for Copley Village Condominium No. 2 (the "Declaration") and the Bylaws of Copley Village Condominium Association No. 2, Exhibit A of the Declaration, were recorded at Summit County Records Volume 6440, Page 131 et seq., and

WHEREAS, Ohio Revised Code Section 5311.05(E)(1)(d) authorizes the Board of Directors (the "Board"), without a vote of the Unit Owners, to amend the Declaration "to correct clerical or typographical errors or obvious factual errors in the declaration or an exhibit to the declaration," and

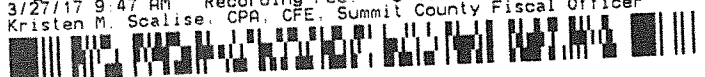
WHEREAS, the Unit Owners of the Association pay for expenses for operating and maintaining the recreational facilities (the "Recreational Facilities") as a common expense of the Condominium Association, however the Declaration does not state the Recreational Facilities are Common Elements, and

WHEREAS, the Board approved the following matter to be modified (the "Amendment") to correctly reference the Recreational Facilities as a Common Element of the Condominium Property, and

NOW THEREFORE, the Declaration of Condominium Ownership for Copley Village Condominium No. 2 is amended by the Board of Directors as follows:

MODIFY DECLARATION ARTICLE V, SECTION 1, entitled "DESCRIPTION." Said modification, to be added on Pages 6-7 of the Declaration, as recorded at Summit County Records, Volume 6440, Page 131 et seq., is as follows (new language is underlined):

1. DESCRIPTION. Except as otherwise in this Declaration provided, the Common Elements shall consist of all parts of the Condominium Property, including the ownership interest in the parcel of land on which the recreation facilities are located, except the Units and shall include, but not be limited to, foundations, roofs, gutters, downspouts, exterior lighting fixtures, installations of central services such as outside lighting, sewer lines, cold water for each building, yards, surface parking areas,



roads, walks, and storage spaces for rubbish disposal and all repairs and replacements of any of the foregoing.

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

The Copley Village Condominium Association No. 2 has caused the execution of this instrument this 16 day of MARCH, 2017.

COPLEY VILLAGE CONDOMINIUM ASSOCIATION NO. 2

By: Donald Brown
DONALD BROWN, its President



STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Copley Village Condominium Association No. 2, by its President, who acknowledged that he did sign the foregoing instrument, on Page 3 of 4, and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer.

I have set my hand and official seal in Summit, Ohio, this 16 day of MARCH, 2017.

Jason C Saal
NOTARY PUBLIC



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* This instrument prepared by:
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