

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

\*\*\*\*\*THIS AMENDMENT IS BEING RE-FILED TO ADD THE LEGAL DESCRIPTION OF THE "RECREATIONAL FACILITIES" TO THE AMENDMENT.

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR COPLEY VILLAGE CONDOMINIUM NO. 2 RECORDED AT VOLUME 6440, PAGE 131 ET SEQ., THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR COPLEY VILLAGE CONDOMINIUM NO. 2 RECORDED AT INSTRUMENT NO. 56286252, AND THE QUIT CLAIM DEED RECORDED AT O.R. 374, PAGE 693 ET SEQ. OF THE SUMMIT COUNTY RECORDS.

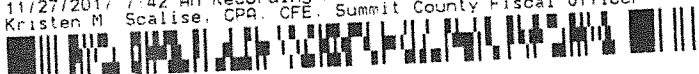
THIS WILL CERTIFY THAT A COPY OF THIS RE-FILED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR COPLEY VILLAGE CONDOMINIUM NO. 2 WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO

DATED: 11/20/17

BY: KRISTEN M. SCALISE CPA, CFE  
FISCAL OFFICER

*By: E. Melton*  
E. Melton

DOC # 56343543



EST  
3/24

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

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11/27/2017 7:42 AM Recording Fee: \$ 80.00  
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer  
DOC # 56343543

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3/27/17 9:47 AM Recording Fee: \$ 48.00  
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer  
DOC # 56286252

**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

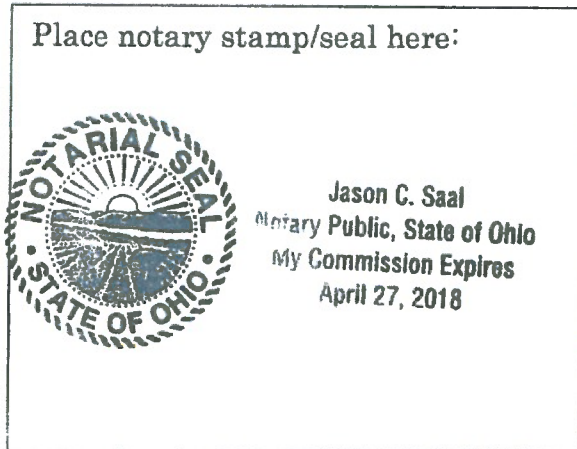


STATE OF OHIO )  
 ) SS  
COUNTY OF SUMMIT )

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



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



## EXHIBIT A

### LEGAL DESCRIPTION OF "RECREATIONAL FACILITIES" LAND

Situated in the Township of Copley, County of Summit and State of Ohio, and being known as part of Original Lot No. 24, bounded and described as follows: Beginning at a point in the Easterly line of Original Lot No. 24, distant North 0 deg. 17'07" East, 866.69 feet from the Southeasterly corner of said Original Lot No. 24, said beginning point being also the Northeasterly corner of land conveyed to The Copley Square Water Co., by Deed dated June 7, 1982 and recorded in Volume 6590, Page 147 of Summit County Deed Records;

Thence North 89 deg. 51'16" West, along the Northerly line of land so conveyed to The Copley Square Water Co., a distance of 466.69 feet to the Northwesterly corner thereof;

Thence South 0 deg. 17'07" West, along the Westerly line of land so conveyed to The Copley Square Water Co., a distance of 51.06 feet to the Northeasterly corner of Copley Village Condominiums II, Phase 2, Parcel No. 2, as shown by the recorded Plat Book 125, Pages 19 and 20 of Summit County Map Records;

Thence North 89 deg. 42'53" West, along the Northerly line of Copley Village Condominiums II, Phase 2, Parcel No. 2, a distance of 345.00 feet to the Northwesterly corner thereof;

Thence South 0 deg. 17'07" West, along the Westerly line of Copley Village Condominiums II, Phase 2, Parcel No. 2, a distance of 226.00 feet to an angle point therein;

Thence South 43 deg. 49'16" East, continuing along the said Westerly line of Copley Village Condominiums II, Phase 2, Parcel No. 2, a distance of 100.00 feet to an angle point therein;

Thence South 46 deg. 10'44" West, continuing along the said Westerly line of Copley Village Condominiums II, Phase 2, Parcel No. 2, a distance of 130.00 feet to an angle point therein;

Thence South 80 deg. 22'36" West, continuing along the said Westerly line of Copley Village Condominiums II, Phase 2, Parcel No. 2, a distance of 93.30 feet to a point in the Easterly curved line of Copley Village Condominiums, Phase 5, Parcel No. 2, as shown by the recorded Plat Book 123, Pages 7 thru 12 of Summit County Map Records;

Thence Northerly by a curve to the left along the Easterly line of said Copley Village Condominiums, Phase 5, Parcel No. 2, Copley Village Condominiums, Phase 4, as shown by the recorded Plat Book 113, Pages 36 thru 40 of Summit County Map Records, and Copley Village Condominiums, Phase 6, as shown by the recorded Plat Book 116, Pages 33 thru 38 of Summit County Map Records, an arc distance of 319.66 feet to a point of tangency, said curve having a radius of 720.00 feet and a chord which bears North 22 deg. 20'34" West, 317.06 feet;

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Thence North 35 deg. 03'44" West, along the said Easterly line of Copley Village Condominiums Phase 6, a distance of 91.03 feet to a point of curvature;

Thence Northwesterly by a curve to the left along the said Easterly line of Copley Village Condominiums, Phase 6, an arc distance of 482.93 feet to a point of tangency, said curve having a radius of 505.00 feet and a chord which bears North 62 deg. 27'29" West, 464.74 feet;

Thence North 89 deg. 51'15" West, along the Northerly line of said Copley Village Condominiums, Phase 6, a distance of 160.47 feet to a point in a Easterly line of Loch Raven Estates as shown by the recorded Plat Book 84, Pages 17 thru 20 of Summit County Map Records;

Thence North 0 deg. 08'45" East, along the said Easterly line of Loch Raven Estates, a distance of 175.20 feet to the Northeasterly corner thereof;

Thence North 89 deg. 51'15" West, along the Northerly line of said Loch Raven Estates, a distance of 739.52 feet to the Northwesterly corner thereof;

Thence South 0 deg. 05'12" East, along a Westerly line of said Loch Raven Estates, a distance of 23.66 feet to the Northeasterly corner of land conveyed to Clifford E. Madrin, by Deed dated June 15, 1976 and recorded in Volume 4552, Page 694 of Summit County Deed Records;

Thence South 89 deg. 54'48" West, along the Northerly line of land so conveyed to Clifford E. Madrin, a distance of 180.00 feet to the Northwesterly corner thereof, said corner being also on the centerline of Jacoby Road, 60.00 feet wide;

Thence North 0 deg. 05'12" West, along the said centerline of Jacoby Road, a distance of 124.39 feet to its intersection with the Southerly Right of Way line of the Akron-Canton and Youngstown Railroad;

Thence South 89 deg. 51'15" East, along the said Southerly Right of Way Line of the Akron-Canton and Youngstown Railroad, a distance of 2596.18 feet to a point in the Easterly line of Original Lot No. 24;

Thence South 0 deg. 17'07" West, along the said Easterly line of Original Lot No. 24, a distance of 402.09 feet to the place of beginning, as described by Richard M. Kole and Associates, Registered Surveyors, dated September, 1983, be the same more or less, but subject to all legal highways.

Permanent Parcel NO. 200-CP-00-023-03-011-000

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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer

