

AMENDMENTS TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR GREENWOOD VILLAGE CONDOMINIUM NO. 1

118282

KNOW ALL MEN BY THESE PRESENTS that the Declaration of Condominium Ownership and Bylaws for Greenwood Village Condominium No. 1 was filed in Volume 5061, Pages 373-398 ^{Assignment #} 879979 and Volume 75 Plat Book Pages 44-55 of the Condominium Map Records in the Recorder's Office of Summit County, Ohio, is hereby modified and amended in the manner and respects as set forth below:

WITNESSETH

The following paragraph shall be added to Section 17 of the Declaration.

C. Any recourse for the purpose of enforcement of any of the provisions of the Bylaws, Declarations, Covenants and Rules by way of an attorney shall be a charge against the offender to include, but not limited to, cost of collection as well as reasonable attorney fees. Such costs may be a charge on the land and a continuing lien upon the property against which these costs may be assessed.

D. Any conflict between this provision and any other provision of the Declaration and Bylaws shall be construed in favor of this provision.

IN WITNESS WHEREOF, the undersigned Unit Owners are entitled to exercise at least seventy-five percent (75%) of the voting power of the Association, which action was authorized in person or by proxy, who hereby authorize this amendment at Sagamore Hills, Ohio.

Members of the Association

OWNERS	PROXY (If used)	% OF OWNERSHIP
All signatures on this page signed and acknowledged in the presence of:	<u>Paul A. Emery</u> ✓	<u>1.244</u>
<u>Donald J. Howard</u>	BY: _____	
<u>R.O. Johnson</u>	<u>C. Miller</u> ✓	<u>1.244</u>
	BY: _____	

STATE OF OHIO)
SUMMIT COUNTY) SS.

BEFORE ME, a Notary Public, personally appeared the above named Unit Owners of Greenwood Village Condominium No. 1, who acknowledged that they did sign the foregoing Declaration Amendment regarding the costs of enforcement of Section 17 of the Declaration and that the same is their free act and deed.

IT TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 1 day of Feb, 1983.

Henry F. Bergsirkker
Notary Public

HENRY F. BERGSIRKER
Notary Public, Summit County, Ohio
My Commission Expires April 9, 1984.

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	OWNERS	PROXY (IF USED)	% OF OWNERSHIP
1032	<u>Charles S. Haake</u> ✓	BY: _____	<u>0.919</u>
	<u>Elizabeth S. Haake</u> ✓	BY: _____	<u>0.919</u>
1046	<u>Donald L. Phelps</u> ✓	BY: _____	<u>1.0895</u>
	<u>Effie L. Phelps</u> ✓	BY: _____	<u>1.0895</u>
1040	<u>Carlotta Calandra</u> ✓	BY: _____	<u>1.244</u>
	<u>Laura Calandra</u> ✓	BY: _____	<u>1.244</u>
	<u>[Signature]</u> ✓	BY: _____	<u>0.8495</u>
	<u>Elizabeth A. Clement</u> ✓	BY: _____	<u>0.8495</u>
	<u>Laura Matic</u> ✓	BY: _____	<u>0.8495</u>
	<u>Steven Matic</u> ✓	BY: <u>Elizabeth A. Clement</u>	<u>0.8495</u>
	<u>Arnold O. Fennegul</u> ✓	BY: <u>Elizabeth A. Clement</u>	<u>1.0635</u>
	<u>Marion L. Fennegul</u> ✓	BY: _____	<u>1.0635</u>
	<u>Kathryn A. Gibson</u> ✓	BY: _____	<u>1.815</u>
	<u>Daniel J. Jones</u> ✓	BY: <u>Marion L. Fennegul</u>	<u>0.8725</u>
	<u>Gay J. Jones</u> ✓	BY: <u>Gay J. Jones</u>	<u>0.8725</u>

All Signatures on this Page
Signed and Acknowledged in
the Presence of: 976

Ronald J. Howard
R. Jackson

STATE OF OHIO)
SUMMIT COUNTY) SS.

BEFORE ME, a Notary Public, personally appeared the above named Unit Owners of Greenwood Village Condominium No. 1, who acknowledged that they did sign the foregoing Declaration Amendment regarding the costs of enforcement of Section 17 of the Declaration and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 1 day of Feb, 19 83.

HENRY F. BERGSINKER
Notary Public, Summit County, Ohio
My Commission Expires April 3, 1984

Henry F. Bergsinker
Notary Public

OWNERS	PROXY (IF USED)	% OF OWNERSHIP
<u>Mr. J. Kullig</u> ✓		<u>2.187</u>
	BY: <u>Paul Fitzgerald</u> ✓	<u>1.047</u>
	BY: <u>Elyse H. Fyock</u> ✓	<u>1.047</u>
	BY: <u>Rich. D. Wagner</u> ✓	<u>1.741</u>
<u>Kathleen Teresa Kilroy</u>		<u>1.768</u>
	BY: <u>Rich. D. Wagner</u>	
	BY: <u>Dorothy B. Curtis</u> ✓	<u>2.094</u>
<u>Leonard Donald</u> ✓		<u>1.294</u>
<u>Jeff Madley</u> ✓		
	BY: <u>RO Jackson</u> ✓	<u>1.294</u>
	BY: <u>Joyce Madley</u> ✓	
	BY: <u>Barbara Joy</u> ✓	<u>1.250</u>
	BY: <u>James O. Joyce Jr</u> ✓	<u>1.250</u>
	BY: <u>Alvin B. Clough</u> ✓	<u>2.559</u>
	BY: <u>Robert Sater</u> ✓	<u>2.141</u>
	BY: <u>John H. Clough</u>	
	BY: <u>Mary Jane Saller</u> ✓	<u>0.977</u>
	BY: <u>John H. Clough</u>	
	BY: <u>Clifford R. Saller</u> ✓	<u>0.977</u>
	BY: <u>Delwin Kaufman</u> ✓	<u>1.704</u>
	BY: <u>Margie R. Hollingsworth</u> ✓	<u>1.885</u>
	BY: <u>James O. Joyce Jr</u>	
	BY: <u>James O. Joyce Jr</u>	

All Signatures on this Page Signed and Acknowledged in the Presence of:

STATE OF OHIO)
SUMMIT COUNTY)

BEFORE ME, a Notary Public, personally appeared the above named UNIT OWNERS of Greenwood Village Condominium No. 1, who acknowledge that they did sign the foregoing Declaration Amendment regarding the addition of Paragraphs C & D of Section 17 of the Declaration and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
1 day of Feb, 1988
HENRY F. BERGMEYER
Notary Public, Summit County, Ohio
My Commission Expires April 9, 1984

Henry F. Bergmeier
NOTARY PUBLIC

OWNERS	PROXY (IF USED)	% OF OWNERSHIP
<u>Miriam Intiner</u> ✓	BY: <u>Miriam Intiner</u>	<u>1.764</u>
<u>Jean Blumber</u> ✓	BY: <u>Miriam Intiner</u>	<u>1.732</u>
<u>Emma Lou Brumfield</u> ✓	BY: <u>Miriam Intiner</u>	<u>1.787</u>
<u>Glennie Parsons</u> ✓	BY: <u>Miriam Intiner</u>	<u>2.104</u>
<u>Waltera Mseritz</u> ✓	BY: <u>Glennie Parsons</u>	<u>2.279</u>
<u>Anna Mae Warrick</u> ✓	BY: _____	<u>1.787</u>
<u>Donald J. Howell</u> ✓	BY: <u>Beverly Howell</u>	<u>1.0585</u>
<u>R. O. Jackson</u> ✓	BY: <u>Donald J. Howell</u>	<u>1.0585</u>
<u>David Englehorn</u> ✓	BY: <u>Donald J. Howell</u>	<u>1.908</u>
<u>Patty Jackson</u> ✓	BY: <u>R. O. Jackson</u>	<u>1.279</u>
<u>R. O. Jackson</u> ✓	BY: _____	<u>1.279</u>
<u>Edward Hodoski</u> ✓	BY: <u>Donald J. Howell</u>	<u>0.884</u>
<u>Wm. Fred Hodoski</u> ✓	BY: <u>Donald J. Howell</u>	<u>0.884</u>
<u>John J. Hardman</u> ✓	BY: <u>Donald J. Howell</u>	<u>3.350</u>
<u>Arthur Ottobryski</u> ✓	BY: <u>Donald J. Howell</u>	<u>1.178</u>
<u>Harold Hansen</u> ✓	BY: <u>Donald J. Howell</u>	<u>1.178</u>

All Signatures on this Page Signed and Acknowledged in the Presence of:

Donald J. Howell
R. O. Jackson

STATE OF OHIO)
SUMMIT COUNTY)

HENRY F. BERGGREN
Notary Public, Summit County, Ohio
My Commission Expires April 9, 1984

BEFORE ME, a Notary Public, personally appeared the above named Unit Owners of Greenwood Village Condominium No. 1, who acknowledge that they did sign the foregoing Declaration Amendment regarding the addition of Paragraphs C & D of Section 17 of the Declaration and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
1 day of MAY, 1980.
Notary Public, Summit County, Ohio
My Commission Expires April 9, 1984

Henry F. Berggren
NOTARY PUBLIC

OWNERS PROXY (IF USED) % OF OWNERSHIP

Alvin Williams ✓ 1.0585

BY: Leonald J. Norvall

Ruth Williams ✓ 1.0585

BY: Leonald J. Norvall

Jean Sellen ✓ 2.172

BY: RO Jackson

Jean Franz ✓ 1.0705

BY: RO Jackson

Noel Franz ✓ 1.0705

BY: RO Jackson

Kelley Putman ✓ 2.094

BY: RO Jackson

Frank Moore ✓ 1.1805

BY: RO Jackson

Betty Moore ✓ 1.1805

BY: RO Jackson

Charlotte Clayman ✓ 1.815

BY: RO Jackson

Jean Jankowski ✓ 2.010

BY: RO Jackson

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

All Signatures on this Page
Signed and Acknowledged in
the Presence of:

Leonald J. Norvall

RO Jackson

STATE OF OHIO)
SUMMIT COUNTY) SS.

BEFORE ME, a Notary Public, personally appeared the above named Unit Owners of
Greenwood Village Condominium No. 1, who acknowledged that they did sign the foregoing
Bylaws Amendment regarding Number and Qualification, Section 1, Article II of the Bylaws,
and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 1
day of Feb, 1983.

HENRY F. BERGSIEKER
Notary Public, Summit County, Ohio
My Commission Expires April 9, 1984

Henry F. Bergsieker
Notary Public

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INDIAN 373

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44

Greenwood village

Condo #1

Greenwood village

Condo #1

REMOVED FOR RECORD

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RECORDED MAR 12 1983

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Robert J. ...
Recorder

Co. of Summit, Ohio

200

CHANGES IN THE BYLAWS AND DECLARATIONS FOR CONDO #1
VOTED ON AT THE GENERAL MEETING FEBRUARY 1, 1983
CURRENTLY IN EFFECT:

Section 1, titled "Number and Qualification" of Article 11 of the Bylaws is hereby amended to read as follows:

Section 1: Number and Qualification. The board shall consist of not less than five (5) persons. All persons nominated or elected to the board shall be a unit owner and occupant or spouse of unit owner, said spouse also being required to be an occupant. Any conflict between this provision and any other provision of the Declaration and Bylaws shall be construed in favor of this provision.

PURPOSE: EXPAND THE BASE OF ELIGIBLE CANDIDATES FOR BOARD MEMBERSHIP.

The following paragraph is substituted for Section 11-L of the Declaration.

L. Rental of Units. No unit shall be leased by a unit owner to others as a regular practice for business, speculative, investment or other similar purpose. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Managers may grant permission to an owner to lease his unit to a specified renter for a period not less than four (4) consecutive months nor more than twenty-four (24) consecutive months, provided said lease is made subject to the covenants and restrictions of this Declaration and Bylaws. Any unit owner leasing his unit prior to the filing of this Amendment with the County Recorder shall continue to enjoy the privilege of renting that unit. An existing unit owner prior to the recording of this provision or unit owner after the recording of this provision shall give the Board of Managers the appropriate notice and information required by Section 18 of this Declaration. Said lease shall contain or incorporate a provision appointing the Association Attorney-in-Fact for the unit owner for the purpose of evicting the tenant if the tenant violates the covenants and restrictions in this Declaration and Bylaws which may be in addition to the remedies under these documents for any violation by the tenant. Any conflict between this provision or other provisions of this Declaration and Bylaws shall be interpreted in favor of this restriction on leasing.

PURPOSE: TO CONTROL RENTING IN CONDO #1.

The following paragraph shall be added to Section 17 of the Declaration.

C. Any recourse for the purpose of enforcement of any of the provisions of the Bylaws, Declarations, Covenants and Rules by way of an attorney shall be a charge against the offender to include, but not limited to, cost of collection as well as reasonable attorney fees. Such costs may be a charge on the land and a continuing lien upon the property against which these costs may be assessed.

D. Any conflict between this provision and any other provision of the Declaration and Bylaws shall be construed in favor of this provision.

PURPOSE: COVER EXPENSES FOR LEGAL ACTION TAKEN AGAINST VIOLATORS.