

AMENDMENT TO THE

DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

GREENWOOD VILLAGE CONDOMINIUM NO. 1

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR GREENWOOD VILLAGE CONDOMINIUM NO. 1 RECORDED AT VOLUME 5061, PAGE 373 ET SEQ. OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THESE AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR GREENWOOD VILLAGE CONDOMINIUM NO. 1 WERE FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: 7/6/09

FISCAL OFFICER BY Tom Minningen



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

WHEREAS, the Declaration of Condominium Ownership for Greenwood Village Condominium No. 1 (the "Declaration") and the Bylaws of Greenwood Village Condominium No. 1 Unit Owners' Association (the "Bylaws"), Exhibit A to the Declaration, were recorded at Summit County Records Volume 5061, Page 373 et seq., and

WHEREAS, Section 5311.05(E)(1)(a) of the Ohio Revised Code authorizes the Board of Directors, without a vote of the Unit Owners, to amend the Declaration "to meet the requirements of institutional mortgages, guarantors and insurers of first mortgage loans, the federal national mortgage association, the federal home loan mortgage corporation, the federal housing administration, the veterans administration, and similar institutions," and

WHEREAS, the Board of Directors approved the following amendment to the Declaration (the "Amendment") in order to bring the Declaration into compliance with Ohio Revised Code Chapter 5311 and the requirements of mortgagees, the federal housing administration, and/or similar institutions, and

WHEREAS, the proceedings necessary to amend the Declaration as permitted by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Greenwood Village Condominium No. 1 have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Greenwood Village Condominium No. 1 is hereby amended by the Board of Directors as follows:

DELETE DECLARATION ARTICLE 18(A), entitled "Sale or Lease." Said deletion to be taken from Pages 39-41 of the Declaration, as recorded at Summit County Records, Volume 5061, Page 373 et seq.

INSERT a new DECLARATION ARTICLE 18(A), entitled "Sale or Lease." Said addition, to be made on Page 39 of the Declaration, as recorded at Summit County Records, Volume 5061, Page 373 et seq., is as follows:

A. <u>Sale or Lease</u>. The Association shall have no right of first refusal with respect to the purchase or lease of a Unit, and a Unit Owner shall be able to transfer his/her Unit freely by sale or gift provided that, prior to the transfer, the Unit Owner shall submit to the Association: (a) the new Unit Owner's name and address, and (b) a written verification that the new Unit Owner has received a set of governing documents, including the Declaration, Bylaws and Rules of the Association (a set may be obtained from the Association at a nominal charge). This information must be submitted to provide the

Association with an opportunity to verify that the Unit's assessments are current.

Any conflict between the above provision and any other provisions of the Declaration and Bylaws shall 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 shall have standing to contest the validity of this 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.

GREENWOOD VILLAGE CONDOMINIUM NO. 1 UNIT OWNERS' ASSOCIATION

By: Warsaks, President

AMY MARSALKO, its President

STATE OF OHIO) SS COUNTY OF SUMMIT)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Greenwood Village Condominium No. 1 Unit Owners' Association, by Amy Marsalko, its President, who acknowledged that she did sign the foregoing instrument, on Page 3 of 3, and that the same is the free act and deed of said corporation and the free act and deed of her personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in day of Jule hand, 2009.

Barbara S. Pitrillo NOTARY PUBLIC

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

Barbara S. Petrillo Notary Public, State of Ohlo My Commission Expires 9-26-11 A Donofrio, Summit Fiscal Officer