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AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
VILLAS AT CHAPEL HILL CONDOMINIUM



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CONDO 72.00
John A Donofrio, Summit Fiscal Officer

THIS WILL CERTIFY THAT A COPY OF THESE AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR VILLAS AT CHAPEL HILL CONDOMINIUM WERE FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: Sept 19, 2005

BY: JOHN A. DONOFRIO
FISCAL OFFICER
By O. Tafar, Deputy Auditor



AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
VILLAS AT CHAPEL HILL CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Villas at Chapel Hill Condominium (the "Declaration") and the Bylaws of Villas at Chapel Hill Owners Association, Inc. (the "Bylaws"), Exhibit D-1 to the Declaration, were recorded at Summit County Records Instrument No. 54476345, and

WHEREAS, Section 5311.05(E)(1) of the Ohio Revised Code, as amended on July 20, 2004, authorizes the Board of Directors, without a vote of the Owners, to amend the Declaration "to bring the Declaration in compliance with this Chapter," and

WHEREAS, the Board of Directors approved the following matters to be modified (the "Amendments") in order to bring the Declaration into compliance with Ohio Revised Code Chapter 5311, and

WHEREAS, the proceedings necessary to amend the Declaration and Bylaws as permitted by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Villas at Chapel Hill Condominium have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Villas at Chapel Hill Condominium is hereby amended by the Board of Directors as follows:

- (1) All references in the Declaration and Bylaws to the term "Common Areas" or "Common Areas and Facilities" shall be replaced with the term "Common Elements."
- (2) All references in the Declaration and Bylaws to the term "Limited Common Areas" or "Limited Common Areas and Facilities" shall be replaced with the term "Limited Common Elements."
- (3) All references in the Declaration and Bylaws to the term "Board of Managers" shall be replaced with the term "Board of Directors."
- (4) DELETE DECLARATION ARTICLE VIII, entitled "STATUTORY AGENT," in its entirety. Said deletion is to be made on Page 9 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345.

INSERT a new DECLARATION ARTICLE VIII, entitled "STATUTORY AGENT." Said addition, to be made on Page 9 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:



VIII STATUTORY AGENT

The person to receive service of process for the Association shall be as designated by the Board. This designation will be accomplished by filing with the Ohio Secretary of State the required statutory agent designation form.

(5) INSERT a new SECTION C, entitled "Enforcement Assessments," to the end of DECLARATION ARTICLE XVIII. Said new addition, to be added on Page 21 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:

C. Enforcement Assessments. In accordance with Ohio Revised Code Section 5311.081(B)(12), the Board shall have the authority to impose interest and administrative late fees for the late payment of Assessments; impose returned check charges; and, in accordance with the procedure outlined in Ohio Revised Code Section 5311.081(C)(1), impose reasonable enforcement Assessments for violations of the Declaration, the Bylaws, and the rules of the Association, and reasonable charges for damage to the Common Elements.

(6) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ARTICLE XIV, SECTION E, entitled "Lien of Association." Said new addition, to be added on Page 17 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(1)(b), the Association has a lien upon each Unit's ownership interest for any unpaid interest, administrative late fees, enforcement Assessments, and collection costs, attorney's fees, and paralegal fees.

(7) INSERT a new PARAGRAPH to the end of DECLARATION ARTICLE XIX, SECTION A, entitled "Sale or Lease." Said new addition, to be added on Page 21 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:

In accordance with Ohio Revised Code Section 5311.19(B), the Association may initiate eviction proceedings, pursuant to Chapters 5321 and 1923 of the Revised Code, to evict a tenant. The action shall be brought by the Association, as the Owner's Agent, in the name of the Owner. In addition to any procedures required by Chapters 5321 and 1923 of the Revised Code, the Association shall give the Owner at least ten days written notice of the



intended eviction action. The costs of any eviction action, including reasonable attorney's fees, shall be charged to the Owner and shall be the subject of a special Assessment against the offending Unit and made a lien against that Unit.

(8) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ARTICLE XIV, SECTION A, entitled "General." Said new addition, to be added on Page 16 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(2), the Association shall credit payments made by a Owner in the following order of priority:

- (1) First, to interest owed to the Association;
- (2) Second, to administrative late fees owed to the Association;
- (3) Third, to collection costs, attorney's fees, and paralegal fees incurred by the Association; and
- (4) Fourth, to the principal amounts the Owner owes to the Association for the common expenses or enforcement Assessments chargeable against the Unit.

(9) INSERT a new 2nd PARAGRAPH to BYLAWS ARTICLE V SECTION 10, entitled "Remedies for Failure to Pay Assessments." Said new addition, to be added on Page 57 of the Bylaws, Exhibit D-1 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345 , is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(18), when a Owner is delinquent in the payment of Assessments for more than thirty (30) days, the Board may, by a majority vote, suspend the voting privileges of the owner and/or right of the occupants to use the recreational facilities.

(10) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ARTICLE XIV, SECTION H, entitled "Liability for Assessments Upon Voluntary Conveyance." Said new addition, to be added on Page 18 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(15), the Board may impose reasonable charges to the Owner for providing copies of the Declaration, Bylaws or amendments thereto as well as reasonable charges for the handling of re-financing and/or resale documentation, and/or statements of unpaid Assessments.



(11) INSERT a new PARAGRAPH (11), entitled "Owner/Resident Information," to DECLARATION ARTICLE III, SECTION B. Said new addition, to be added on Page 6 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345 , is as follows:

(11) Owner/Resident Information. In accordance with Ohio Revised Code Section 5311.09(A)(2) and (3), each Owner shall, within thirty (30) days of the recording of this Amendment or within thirty (30) days of title transferring to the Owner, provide to the Association the Owner's and/or all occupants' names, home and business mailing addresses, home and business telephone numbers, and the name, business address and business telephone number of any person who manages the Unit as an agent of that Owner. Any change in the information shall be provided to the Board, in writing, within thirty (30) days of said change.

(12) INSERT a new 2nd SENTENCE to the end of BYLAWS ARTICLE II, SECTION 6, entitled "Regular Meetings." Said new addition, to be added on Page 48 of the Bylaws, Exhibit D-1 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345 , is as follows:

In accordance with Ohio Revised Code Section 5311.08(A)(4)(a), any Board meeting may be held in person or by any method of communication, including electronic or telephonic communication, provided that each Board member can hear, participate and respond to every other Board member.

(13) INSERT a new SENTENCE to the end of BYLAWS ARTICLE V, SECTION 2, entitled "Preparation of Estimated Budget." Said new addition, to be added on Page 55 of the Bylaws, Exhibit D-1 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345, is as follows:

In accordance with Ohio Revised Code Section 5311.21, in the alternative, if the Association has collected a Common Surplus at the end of any fiscal year, the Board may determine that such amount will be applied toward reserves.

(14) INSERT a new PARAGRAPH (h) to BYLAWS ARTICLE II, SECTION 2, entitled "Powers, Authorities and Duties," and INSERT new SUBPARAGRAPHS (1), (2), (3), (4), (5), (6),(7) and (8), thereafter. Said new additions to be added on Page 47 of the Bylaws, Exhibit D-1 of the Declaration, as recorded at Summit County Records, Instrument No. 54476345 , is as follows:

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- (h) In accordance with Ohio Revised Code Section 5311.081(B), in addition to all other powers enumerated herein, the Board may exercise all powers of the Association, including the power to do the following:
- (1) Hire and fire attorneys, accountants, and other independent contractors and employees that the Board determines are necessary or desirable in the management and/or operation of the Condominium Property and the Association;
 - (2) Commence, defend, intervene in, settle, or compromise any civil, criminal, or administrative action or proceeding that is in the name of, or threatened against, the Association, the Board, or the Condominium Property, or that involves two or more Owners and relates to matters affecting the Condominium Property;
 - (3) Enter into contracts and incur liabilities relating to the operation of the Condominium Property;
 - (4) Grant easements, leases, licenses, and concessions through or over the Common Elements;
 - (5) Impose and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Owners;
 - (6) Enter a Unit for bona fide purposes when conditions exist that involve an imminent risk of damage or harm to Common Elements, another Unit, or to the health or safety of the occupants of that Unit or another Unit;
 - (7) Purchase insurance and fidelity bonds the Board considers appropriate or necessary; and
 - (8) Invest excess funds in investments that meet standards for fiduciary investments under Ohio law.

Any conflict between the above provisions and any other provisions of the Declaration and Bylaws shall be interpreted in favor of the above amendments. Upon the recording of these amendments, only Owners of record at the time of such filing shall have standing to contest the validity of these amendments, 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 amendments.

IN WITNESS WHEREOF, the said Villas at Chapel Hill Unit Owners Association, Inc. has caused the execution of this instrument this 13th day of September, 2005.

VILLAS AT CHAPEL HILL UNIT OWNERS ASSOCIATION, INC.

By: Wanda M. Cussio, President
WANDA M. CUSSIO, its President

STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Villas at Chapel Hill Unit Owners Association, Inc., by Wanda M. Cussio, its President, who acknowledged that she did sign the foregoing instrument, on Page 7 of 7, 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 Tallmadge, Ohio, this 13th day of September, 2005.

Nancy Anne Wargo
NOTARY PUBLIC

NANCY ANNE WARGO
Notary Public, State of Ohio
My Commission Expires May 5, 2006
Recorded in Summit County

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


John A Donofrio, Summit Fiscal Officer

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