

Instr: 200911050045413 11/05/2009  
P: 1 of 4 F: \$48.00 3:11PM COND  
Rick Campbell T20090035761  
Stark County Recorder

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
BOB-O-LINK CONDOMINIUM NORTH

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BOB-O-LINK RECORDED AT VOLUME 3, PAGE 490 ET SEQ. OF THE STARK COUNTY RECORDS.

THIS WILL CERTIFY THAT COPIES OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BOB-O-LINK CONDOMINIUM NORTH HAVE BEEN FILED IN THE OFFICE OF THE COUNTY AUDITOR, STARK COUNTY, OHIO

DATE: NOVEMBER 5TH, 2009

STARK COUNTY AUDITOR

BY:   
DEPUTY AUDITOR JASON FROST

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
BOB-O-LINK CONDOMINIUM NORTH

WHEREAS, the Declaration of Condominium Ownership for Bob-O-Link Condominium North (the "Declaration") and the Bylaws of Bob-O-Link Condominium North Owners' Association (the "Bylaws"), Exhibit A to the Declaration, were recorded at Stark County Records Volume 3, Page 490 et seq., and

WHEREAS, Section 5311.05(E)(1)(a) of the Ohio Revised Code, as amended on July 20, 2004, 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 matter to be modified (the "Amendment") in order to bring the Declaration into compliance with Ohio Revised Code Chapter 5311 and the requirements of mortgages, the federal housing administration, and/or federal law, 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 Bob-O-Link Condominium North have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Bob-O-Link Condominium North is hereby amended by the Board of Directors as follows:

DELETE DECLARATION ARTICLE IV, SECTION 4.40, entitled "CHILDREN." Said deletion, to be taken from Page 12 of the Declaration, as recorded at Stark County Records, Volume 3, Page 490 et seq., is as follows: (deleted language is crossed-out)

~~4.40 CHILDREN. Unless the Board of Directors, in its absolute discretion, grants exemption in writing, no person under the age of 16 years shall be or become a resident of any Unit. In any case where such a minor child would otherwise be or become a resident of a~~



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~~Unit after the other resident(s) of the Unit has lived there for at least two months, such other resident(s) shall have a reasonable period of time, as determined by the Board in the exercise of its sole discretion under all of the facts and circumstances of the case but in no event ever to exceed 90 days' in which to secure a new residence and vacate the Unit.~~

Any conflict between this provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this amendment to remove the restriction against children. 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 the amendment, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought within one year of the recording of the amendment.

IN WITNESS WHEREOF, the said Bob-O-Link Condominium North Owners' Association has caused the execution of this instrument this 2 day of November, 2009.

BOB-O-LINK CONDOMINIUM NORTH OWNERS' ASSOCIATION

By: Paul Boyer  
PAUL BOYER, its President




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STATE OF OHIO )  
 )  
 ) SS  
COUNTY OF STARK )

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Bob-O-Link Condominium North Owners' Association, by Paul Boyer, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Stark Co., Ohio, this 2 day of November, 2009.

Michelle X Stell  
NOTARY PUBLIC exp 1-29-11

Place notary stamp/seal here:  


This instrument prepared by:  
KAMAN & CUSIMANO, LLC, Attorneys at Law  
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50 Public Square  
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