



54061936

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09/29/1997 02:33P

HAMPTON WOODS CONDOMINIUM
AMENDMENT TO THE DECLARATION AND BY-LAWS

APPROVED AS TO FORM

William E. Schultz

Assistant Prosecuting Attorney
Summit County, Ohio

HIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION AND BY-LAWS OF THE HAMPTON WOODS CONDOMINIUM, INC. WAS FILED IN THE OFFICE OF THE COUNTY AUDITOR OF SUMMIT COUNTY, OHIO.

dated: Sept. 29, 1997

BY: *James B. McCarthy*

COUNTY AUDITOR
By Ouyatt
Security Auditor

TRANSFER NOT NECESSARY

James B. McCarthy, County Auditor



HAMPTON WOODS CONDOMINIUM

AMENDMENT TO THE DECLARATION AND BY-LAWS

HEREAS, the Declaration and By-Laws of the Hampton Woods Condominium were recorded in Volume 6016, Page 493 et seq. of Summit County Records, and

HEREAS, the Hampton Woods Condominium, Inc. is a corporation consisting of .1 Unit Owners in the Hampton Woods Condominium and as such is the representative of all owners, and

HEREAS, Section 20 of said Declaration authorizes amendments to the Declaration and By-Laws, and

HEREAS, Unit Owners in excess of 75% of the voting power of the Owners Association have executed an instrument in writing setting forth specifically the new matters to be added, and

HEREAS, attached hereto as Exhibit A is an Affidavit of the President of the Owners Association that a copy of the amendments were mailed by certified mail to all mortgagees on the records of the Owners Association having bona fide liens of record against any Unit ownership, and

HEREAS, attached hereto as Exhibit B is a certification of the Secretary of the Owners Association as to the names of the consenting and non-consenting mortgagees of the various Units, and

HEREAS, the Owners Association has in its records the signed consents to Amendment "A" signed by 90.577% of the Unit Owners and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B, and

HEREAS, the Owners Association has in its records the power of attorney signed by 90.577% of the Unit Owners authorizing the officers of the Hampton Woods Condominium, Inc. to execute this recorded document on their behalf, and

HEREAS, the Owners Association has in its records the signed consents to Amendment "B" signed by 77.271% of the Unit Owners and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B, and

HEREAS, the Owners Association has in its records the power of attorney signed by 77.271% of the Unit Owners authorizing the officers of the Hampton Woods Condominium, Inc. to execute this recorded document on their behalf, and

HEREAS, the proceedings necessary to amend the By-Laws as required by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for the Hampton Woods Condominium have in all respects been complied with,

NOW THEREFORE, the By-Laws of the Hampton Woods Condominium, Inc. is hereby amended by the following:



AMENDMENT "A"

DELETE BY-LAWS ARTICLE II, SECTION 1, entitled Number and Qualification in its entirety as contained on Page 5 as recorded in Volume 6016, Page 493 et seq. of Summit County Records.

INSERT a new BY-LAWS ARTICLE II, SECTION 1 entitled Number and Qualification. Said new addition to be added on Page 5 of the By-Laws as recorded in Summit County Records Volume 6016, Page 493 et seq. is as follows:

"Section 1. Number and Qualification

The Board of Managers shall consist of seven (7) members, all of whom must be Owners and Occupants or the spouse (who must be an Occupant) of an Owner."

Any conflict between this provision and other provisions of the Declaration and By-Laws shall be interpreted in favor of this provision increasing the number of Board Members from five (5) to seven (7).

AMENDMENT "B"

DELETE ARTICLE 9, SECTION (q), entitled Rentals in its entirety as contained on Page 23 of the Declaration as recorded in Volume 6016, Page 493 et seq. of Summit County Records.

INSERT a new ARTICLE 9, SECTION (q), entitled Leasing of Units. Said new addition to be added on Page 23 of the Declaration as recorded in Volume 6016, Page 493 et seq. of Summit County Records is as follows:

"(q) Leasing of Units

No unit shall be leased by an owner to others for business, speculative, investment or any other purposes. This restriction does not apply to units which are occupied by the parent(s) or child(ren) of the unit owner.

To meet special situations and to avoid undue hardship or practical difficulties, the Board of Managers shall grant permission to an owner to lease his unit to a specified renter for a period not less than six (6) consecutive months nor more than twenty-four (24) consecutive months. Thereafter, the unit shall be owner occupied. The hardship exception may in no event be extended beyond the one twenty-four (24) month period.

Any unit owner leasing his unit at the time of filing of this amendment with the County Recorder, and who has registered his unit as a rental unit with the Association, shall continue to enjoy the privilege of leasing that unit until the title to said unit is transferred to a subsequent owner.



In no event shall the unit be leased by the Owner thereof for transient or hotel purposes, which is defined to mean: (i) rental for any period less than six (6) full calendar months, or (ii) any rental if the occupants of the unit are provided in connection with such rentals, customary hotel services such as room service for food and beverage, maid service, furnishing of laundry and linen or bell-boy service.

Each lease shall be in writing, shall require the lessee to abide by the terms of the Declaration and By-laws, as well as any rules and regulations adopted by the Board, and shall give the Board of Managers the right to dispossess or otherwise act for the Unit Owner in case of default under the lease or for violation of the Declaration, By-Laws or the rules and regulations. The Unit Owner shall continue to be liable for all obligations of ownership of his Unit and shall be responsible to the Board of Managers for the conduct of his lessee. Copies of all such leases shall be delivered to the Board prior to the beginning of the lease term.

Any conflict between this provision and other provisions of the Declaration and By-Laws shall be interpreted in favor of this restriction on the leasing of units."

IN WITNESS WHEREOF, the said Hampton Woods Condominium, Inc. has caused the execution of this instrument this 16 day of September, 1997.

HAMPTON WOODS CONDOMINIUM, INC.

igned in the
resence of:

[Signature]
itness: Raul Steigerwald

[Signature]
itness: DEBRA J. SHEERS

By: Robert Taylor, President
ROBERT TAYLOR, its President

By: Nancy Hamm, Secretary
NANCY HAMM, its Secretary

his instrument prepared by:
AVID W. KAMAN, Esq.
aman & Ott, Attorneys at Law
0 Public Square
00 Terminal Tower
leveland, Ohio 44113
216) 696-0650

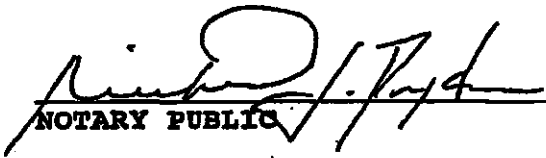


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STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said County, personally appeared the above named Hampton Woods Condominium, Inc., by its President and its Secretary, who acknowledge that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 16 day of September, 1997.


NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002



EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

ROBERT TAYLOR, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Hampton Woods Condominium, Inc.
2. As such President, he caused copies of the amendments to the Declaration and By-Laws of the Hampton Woods Condominium to be mailed by certified mail to all mortgagees on the record of the Association having bona fide liens of record against any Unit Ownership.
3. Further affiant sayeth naught.

Robert Taylor, President
ROBERT TAYLOR, President

BEFORE ME, a Notary Public in and for said County, personally appeared the above named ROBERT TAYLOR who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 16 day of September, 1997.

Michael J. Paxton
NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002



EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned being the duly elected and qualified Secretary of the Hampton Woods Condominium, Inc., hereby certifies that there is on file in the records of the Association, the names of the following mortgagees, if any, who have consented to the proposed amendments to the Declaration and By-Laws of the Hampton Woods Condominium.

N O N E

Nancy Hamm, Secretary

NANCY HAMM, Secretary

STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said County, personally appeared the above named NANCY HAMM who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 16 day of September, 1997.

Michael J. Paxton

NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM



54417499
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CONDO 32.80

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM, INC. WAS FILED IN THE OFFICE OF THE COUNTY AUDITOR OF SUMMIT COUNTY, OHIO.

DATED: May 1, 2000

BY: James B. McCarthy
COUNTY AUDITOR

James B. McCarthy

TRANSFER NOT NECESSARY
51.00
James B. McCarthy County Auditor

APPROVED AS TO FORM
William E. Schmitt
Assistant Prosecuting Attorney
Summit County, Ohio



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 05/02/2008 10:02A
 CONDO 32.00

JAMES B MCCARTHY SUMMIT CO AUDITOR

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Hampton Woods Condominium was originally recorded October 12, 1977 at Summit County Records Instrument No. 873065, and

WHEREAS, the Hampton Woods Condominium, Inc. is a corporation consisting of all Unit Owners in Hampton Woods Condominium and as such is the representative of all Unit Owners, and

WHEREAS, Paragraph 20, Section (b) of said Declaration authorizes amendments to the Declaration, and

WHEREAS, Unit Owners representing in excess of 75.00% of the voting power of the Association have executed an instrument in writing setting forth specifically the new matter to be added, and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the President of the Association that a copy of the amendment was mailed by certified mail to all mortgagees on the records of the Association having bona fide liens of record against any Unit ownership, and

WHEREAS, the Association has in its records the consents to the Amendment signed by Unit Owners representing 85.672% of the voting power and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 85.672% of the voting power authorizing the officers of the Hampton Woods Condominium, Inc. to execute this recorded document on their behalf, and

WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Hampton Woods Condominium have in all respects been complied with,

NOW THEREFORE, the Declaration of Condominium Ownership for Hampton Woods Condominium is hereby amended by the following:



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CONDO 32.00

MODIFY the last sentence of BYLAWS ARTICLE I, Section 5, Paragraph A. said modification, to be made on Page 3 of the Bylaws, Exhibit B of the Declaration as originally recorded October 12, 1977, at Summit County Records Instrument No. 873065, is as follows (deleted language is struck-through; new language is underlined):

~~Thereafter~~ Following the recording of this amendment, the annual meeting of members of the Association shall be held during the third quarter of the year on a date determined by the Board of Managers. ~~on the third Wednesday of May of each succeeding year if not a legal holiday, and, if a legal holiday, then on the succeeding business day.~~

Any conflict between this provision and any other provision of the Declaration and Bylaws shall be interpreted in favor of this amendment changing the time of year for which the annual meeting may be scheduled. 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 Hampton Woods Condominium, Inc. has caused the execution of this instrument this 24 day of APRIL, 2000.

HAMPTON WOODS CONDOMINIUM, INC.

Signed and acknowledged
in the presence of both:

Debra J. Sheers
Witness #1: Debra J. Sheers
Please print name below signature.

By: Jack Welsh
JACK WELSH, its President

Timothy M. Dye
Witness #2: TIMOTHY M. DYE
Please print name below signature.

By: Nancy J. Hamm
NANCY HAMM, its Secretary
aka NANCY J. HAMM



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CONDO 32.00

STATE OF OHIO)
)
COUNTY OF SUMMIT) SS

BEFORE ME, a Notary Public in and for said County, personally appeared the above named Hampton Woods Condominium, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at AKRON, Ohio, this 24 day of APRIL, 2000.


NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002

This instrument prepared by:
DAVID W. KAMAN, Esq.
Kaman, Ott & Cusimano, Attorneys at Law
50 Public Square
600 Terminal Tower
Cleveland, Ohio 44113
(216) 696-0650

emw



54417499
Page: 5 of 6
05/02/2000 10:02A
CONDO 32.00

EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
)
COUNTY OF SUMMIT) SS

JACK WELSH, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Hampton Woods Condominium, Inc.
2. As such President, he caused copies of the amendment to the Declaration of Hampton Woods Condominium to be mailed by certified mail to all mortgagees on the record of the Association having bona fide liens of record against any Unit Ownership.
3. Further affiant sayeth naught.

Jack Welsh
JACK WELSH, President

BEFORE ME, a Notary Public in and for said County, personally appeared the above named JACK WELSH who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at AKRON, Ohio, this 24 day of APRIL, 2000.

Michael J. Paxton
NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002



54417499

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05/02/2006 10:02A
CONDO 32.00

JAMES B MCCARTHY SUMMIT CO AUDITOR

EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Hampton Woods Condominium, Inc., hereby certifies that there is on file in the records of the Association, the names of the following mortgagages, if any, who have consented to the proposed Amendment to the Declaration of Hampton Woods Condominium.

NONE

Nancy J. Hamm
NANCY HAMM, Secretary
aka NANCY J. HAMM

STATE OF OHIO)
)
COUNTY OF SUMMIT) SS

BEFORE ME, a Notary Public in and for said County, personally appeared the above named NANCY HAMM aka NANCY J. HAMM who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at AKRON, Ohio, this 24 day of OHIO, 2000.

[Signature]
NOTARY PUBLIC

McCRACKEN J. PATTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2012

DELETED

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM, INC. WAS FILED IN THE OFFICE OF THE COUNTY AUDITOR OF SUMMIT COUNTY, OHIO.

DATED: 7-12-00

BY: *James B. McCarthy*
COUNTY AUDITOR

APPROVED AS TO FORM
James B. McCarthy
Assistant Prosecuting Attorney
Summit County, Ohio

 54440940
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07/12/2000 10:44A
CONDO 48.00
JAMES B MCCARTHY SUMMIT CO AUDITOR



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CONDO 40.00

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Hampton Woods Condominium was originally recorded October 12, 1977 at Summit County Records Instrument No. 873065, and

WHEREAS, the Hampton Woods Condominium, Inc. is a corporation consisting of all Unit Owners in Hampton Woods Condominium and as such is the representative of all Unit Owners, and

WHEREAS, Paragraph 20, Section (b) of said Declaration authorizes amendments to the Declaration, and

WHEREAS, Unit Owners representing in excess of 75.00% of the voting power of the Association have executed an instrument in writing setting forth specifically the new matter to be added, and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the President of the Association that a copy of the amendment was mailed by certified mail to all mortgagees on the records of the Association having bona fide liens of record against any Unit ownership, and

WHEREAS, the Association has in its records the consents to the Amendment signed by Unit Owners representing 76.571% of the voting power and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 76.571% of the voting power authorizing the officers of the Hampton Woods Condominium, Inc. to execute this recorded document on their behalf, and

WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Hampton Woods Condominium have in all respects been complied with,

NOW THEREFORE, the Declaration of Condominium Ownership for Hampton Woods Condominium is hereby amended by the following:



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CONDO 40.00

MODIFY the title and first sentence of BYLAWS ARTICLE I, Section 4. Said modification, to be made on Page 2 of the Bylaws, Exhibit B of the Declaration as originally recorded at Summit County Records Volume 6016, Pages 493 et seq., is as follows (deleted language is struck-through; new language is underlined):

Section 4. Proxies. Voting Methods.

A. Proxies. Members may vote or act in person or by proxy, but, in regards to the election of the Board, Members may only vote in person or by absentee ballot as hereinafter provided.

INSERT a new Paragraph B to BYLAWS ARTICLE I, Section 4, entitled "Absentee Ballots." Said addition, to be made on Page 2 of the Bylaws, Exhibit B of the Declaration as originally recorded at Summit County Records Volume 6016, Pages 493 et seq., is as follows:

B. Absentee Ballots. For the election of members to the Board, the following procedure shall be used:

- (1) Notice shall be sent out, not less than sixty (60) days before the scheduled election. The notice shall explain the qualifications for serving on the Board, the number of positions up for election and their respective terms.
- (2) Any Unit Owner desiring to be a candidate must give written notice to the Board not less than forty (40) days before the scheduled election and, if desired, include an information sheet regarding his candidacy, no larger than 8 1/2 by 11 inches.
- (3) Absentee ballots, with dual return envelopes and information sheets, if any, submitted by the candidates, will then be distributed with the notice of the meeting no less than thirty (30) days prior. The absentee ballots shall list the number of Board positions up for election and their respective terms. The absentee ballots shall also list the names of all of the proposed candidates and provide space for write-in candidates. Each absentee ballot shall be marked with the percentage of ownership interest assigned to the members' respective unit(s). The outside envelope shall be signed by the unit owner(s) and used as a record of receipt of the owner's ballot as well as to determine quorum.



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CONDO 40.00

JAMES B MCCARTHY SUMMIT CO AUDITOR

- (4) Absentee ballots must be returned, within the dual envelopes, on or before the date of said meeting and the inner envelope shall be opened only by the inspectors of election and counted with the votes cast at the meeting.
- (5) Ballots received subsequent to said meeting shall be held invalid.

MODIFY BYLAWS ARTICLE I, Section 5 (D), entitled "Quorum; Adjournment." Said modification, to be made on Page 4 of the Bylaws, Exhibit "B" of the Declaration as originally recorded at Summit County Records Volume 6016, Pages 493 et seq., is as follows (deleted language is struck-through; new language is underlined):

D. Quorum; Adjournment. At any meeting of the members of the Association, members entitled to exercise a majority one-third of the voting power of the Association present in person, ~~or~~ by proxy, or, in the case of a meeting held for electing members to the Board, by ballot shall constitute a quorum for such meeting; provided, however, that no action required by law, by the Declaration, or by these Bylaws to be authorized or taken by a designated percentage of the voting power of the Association may be authorized or taken by a lesser percentage; and provided, further, that the members of the Association entitled to exercise a majority of the voting power represented at a meeting of members, whether or not a quorum is present, may adjourn such meeting from time to time. If any meeting is adjourned, notice of such adjournment need not be given if the time and place to which such meeting is adjourned are fixed and announced at such meeting.

Any conflict between these provisions and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this amendment establishing an alternative method for electing members to the Board of Managers and establishing quorum. 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.



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CONDO 40.00

IN WITNESS WHEREOF, the said Hampton Woods Condominium, Inc. has caused the execution of this instrument this 30th day of June, 2000.

HAMPTON WOODS CONDOMINIUM, INC.

Signed and acknowledged
in the presence of both:

X *Debra J. Sheers*
Witness #1: DEBRA J. SHEERS
Please print name below signature.

By: *Jack Welsh*
JACK WELSH, its President

X *Timothy M. Dye*
Witness #2: TIMOTHY M. DYE
Please print name below signature.

By: *Nancy Hamm*
NANCY HAMM, its Secretary

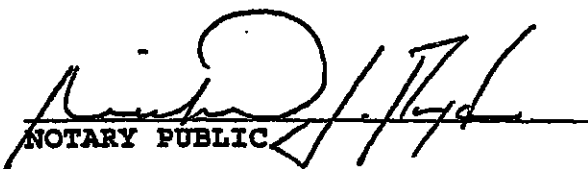
This instrument prepared by:
DAVID W. KAMAN, Esq.
Kaman, Ott & Cusimano, Attorneys at Law
50 Public Square
600 Terminal Tower
Cleveland, Ohio 44113
(216) 696-0650

STATE OF OHIO)
)
COUNTY OF SUMMIT)

SS

BEFORE ME, a Notary Public in and for said County, personally appeared the above named Hampton Woods Condominium, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at AKRON, Ohio, this 30 day of JUNE, 2000.


NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002


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CONDO 49.00
JAMES B MCCARTHY SUMMIT CO AUDITOR



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CONDO 48.00


EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
)
COUNTY OF SUMMIT) SS

JACK WELSH, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Hampton Woods Condominium, Inc.
2. As such President, he caused copies of the amendment to the Declaration of Hampton Woods Condominium to be mailed by certified mail to all mortgagees on the record of the Association having bona fide liens of record against any Unit Ownership.
3. Further affiant sayeth naught.



JACK WELSH, President

BEFORE ME, a Notary Public in and for said County, personally appeared the above named JACK WELSH who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at AKRON, Ohio, this 30 day of JUNE, 2000.



NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002



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07/12/2000 10:44A
CONDO 48.00

EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Hampton Woods Condominium, Inc., hereby certifies that there is on file in the records of the Association, the names of the following mortgagees, if any, who have consented to the proposed Amendment to the Declaration of Hampton Woods Condominium.

N O N E

Nancy Hamm

NANCY HAMM, Secretary

STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said County, personally appeared the above named NANCY HAMM who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 30 day of JUNE, 2000.

Michael J. Paxton

NOTARY PUBLIC

MICHAEL J. PAXTON, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires April 1, 2002

AMENDMENT TO THE

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

HAMPTON WOODS CONDOMINIUM

John A. Donofrio, Fiscal Officer
11-20-02 Cuyahoga

APPROVED AS TO FORM

[Signature]
Assistant Prosecuting Attorney
Summit County, Ohio

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM, INC. WAS FILED IN THE OFFICE OF THE COUNTY AUDITOR OF SUMMIT COUNTY, OHIO.

DATED: Nov. 20, 2002

BY: Cuyahoga County Fiscal Officer



54785505

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11/25/2002 08:25A
CONDO 36.00

John A Donofrio, Summit Fiscal Officer

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Hampton Woods Condominium was originally recorded October 12, 1977 at Summit County Records Instrument No. 893065, and

WHEREAS, the Hampton Woods Condominium, Inc. is a corporation consisting of all Unit Owners in Hampton Woods Condominium and as such is the representative of all Unit Owners, and

WHEREAS, Paragraph 20, Section (b) of said Declaration authorizes amendments to the Declaration, and

WHEREAS, Unit Owners representing in excess of 75.00% of the voting power of the Association have executed an instrument in writing setting forth specifically the new matter to be added, and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the President of the Association that a copy of the amendment was mailed by certified mail to all mortgagees on the records of the Association having bona fide liens of record against any Unit ownership, and

WHEREAS, the Association has in its records the consents to the Amendment signed by Unit Owners representing 77.458% of the voting power and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 100% of the voting power authorizing the officers of Hampton Woods Condominium, Inc. to execute this recorded document on their behalf, and

WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Hampton Woods Condominium have in all respects been complied with,

NOW THEREFORE, the Declaration of Condominium Ownership for Hampton Woods Condominium is hereby amended by the following:



DELETE in its entirety, Paragraph 9(s) found at Page 24 of the Declaration of Condominium Ownership for Hampton Woods Condominium, as recorded in Summit County Records, Volume 6016, Page 525; the Declaration originally recorded in Summit County records, Volume 6016, Page 493 et seq., as follows:

~~(c) Recreation Area and Recreation Facilities~~

~~That part of the Recreation Area which is subject to this Declaration and all Recreation Facilities existing on such Area from time to time shall be Common Areas and Facilities as herein contemplated. Each person and member of such person's immediate family (collectively "Optionee") who resides on and has an ownership interest in any part of Block A of the plat of Hamptontowne Ridge, Section A, recorded in Plat Book 91 at page 72 of Summit County Records, which is not a part of this Condominium, shall have the non-exclusive right to use in common with the Unit Owners and Occupants of this Condominium the Recreation Area subject to this Declaration and the Recreation Facilities existing thereon from time to time in accordance with and subject to reasonable and non-discriminatory Rules promulgated by the Board or the Association for such use, PROVIDED said Optionee pays annually, in advance, to the Association a reasonable and equitable annual fee established each year by the Board for such use. This paragraph shall not be deemed or interpreted to impose an obligation on the part of Unit Owners and Occupants of this Condominium to pay any such separate fee for their use of any part of the Recreation Area which is subject to this Declaration or the Recreation Facilities thereon.~~

Any conflict between this provision and any other provision in the Declaration and Bylaws shall be interpreted in favor of this provision. 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 of procedural, substantive or any other grounds, provided further that any such challenge shall be brought within one year of the recording of the Amendment.



John A Donofrio, Summit Fiscal Officer

54785505

Pg: 3 of 7
11/25/2002 08:25A
CONDO 36.00

IN WITNESS WHEREOF, the said Hampton Woods Condominium, Inc. has caused the execution of this instrument this 29 day of October, 2002.

HAMPTON WOODS CONDOMINIUM, INC.

Signed and acknowledged
in the presence of both:

Sandra W. Wagner
Witness #1: Sandra W. Wagner
Please print name below signature.

By: Robert Taylor, President
ROBERT TAYLOR, President

Debra J. Sheers
Witness #2: Debra J. Sheers
Please print name below signature.

By: Roger Gilruth, Secretary
ROGER GILRUTH Secretary

This instrument prepared by:
STEVEN M. OTT, ESQ.
Ott & Associates Co., L.P.A.
55 Public Square, Suite 1008
Cleveland, Ohio 44113
Telephone: (216) 771-2600
Facsimile: (216) 830-8939
Email: Steven.Ott@OttEsq.com

ENV.

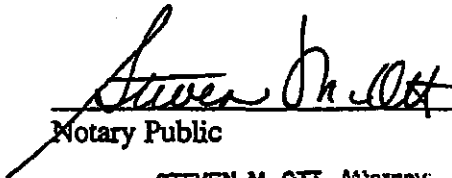

John A Donofrio, Summit Fiscal Officer

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Pg: 4 of 7
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CONDO 36.00

STATE OF OHIO)
)
COUNTY OF SUMMIT) SS.

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named Hampton Woods Condominium, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 29th day of October, 2002.


Notary Public

STEVEN M. OTT, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R. C.



54785505
Pg: 5 of 7
11/25/2002 08:25A
CONDO 36.00

John A Donofrio, Summit Fiscal Officer

EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
) SS.
COUNTY OF SUMMIT)

ROBERT TAYLOR, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Hampton Woods Condominium, Inc.
2. As such President, he caused copies of the amendment to the Declaration of Hampton Woods Condominium, Inc. to be mailed by certified mail to all mortgagees on the record of the Association having bona fide liens of record against any Unit Ownership.
3. Further affiant sayeth naught.

Robert Taylor, President
ROBERT TAYLOR, President

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named ROBERT TAYLOR who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 29th day of October, 2002.

Steven M. Giff
Notary Public
STEVEN M. GIFF, Notary
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.02

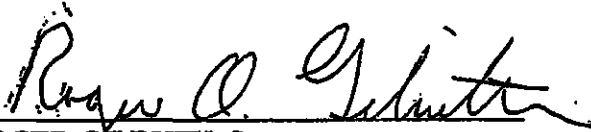


EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Hampton Woods Condominium, Inc. hereby certifies that there is on file in the records of the Association, the names of the following mortgagees, if any, who have consented to the proposed Amendment to the Declaration of Hampton Woods Condominium, Inc.

NONE

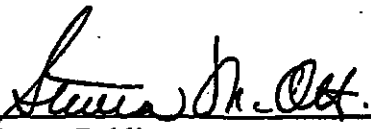


ROGER GILRUTH, Secretary

STATE OF OHIO)
) SS.
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named ROGER GILRUTH who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 29th day of October, 2002.



Notary Public

STEVEN M. OTT, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 3, C.



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Pg: 7 of 7
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CONDO 35.00

Donofrio, Summit Fiscal Officer


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 05/14/2005 12:38P
 CONDO 72.00
 John A Donofrio, Summit Fiscal Officer

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
HAMPTON WOODS CONDOMINIUM

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

DATED: 6-14-05

JOHN A. DONOFRIO
 BY: _____
 FISCAL OFFICER *John A. Donofrio*

**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM**

WHEREAS, the Declaration of Condominium Ownership for Hampton Woods Condominium (the "Declaration") and the Bylaws of Hampton Woods Condominium, Inc. (the "Bylaws"), Exhibit B to the Declaration, were recorded at Summit County Records Volume 6016, Page 493 et seq., 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 Hampton Woods Condominium have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Hampton Woods 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 10, SECTION (a), entitled "Service of Process," in its entirety. Said deletion is to be made on Page 25 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq.

INSERT a new DECLARATION ARTICLE 10, SECTION (c), entitled "Service of Process." Said addition, to be made on Page 25 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:



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CONDO 72.00

John A. Donofrio, Summit Fiscal Officer

(c) Service of Process

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.

(6) INSERT a new SECTION (c), entitled "Enforcement Assessments," to the end of DECLARATION ARTICLE 21. Said new addition, to be added on Page 64 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., 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 14, SECTION (d), entitled "Lien of Association." Said new addition, to be added on Page 33 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., 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 9, SECTION (q), entitled "Leasing of Units." Said new addition, to be added on Page 23 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq. and as amended at Summit County Records, Instrument No. 54061936, 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 Unit Owner's Agent, in the name of the Unit Owner. In addition to any procedures required by Chapters 5321 and 1923 of the



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CONDO 72.00

Revised Code, the Association shall give the Unit 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 Unit 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 14, SECTION (a), entitled "General." Said new addition, to be added on Page 32 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

In accordance with Ohio Revised Code Section 5811.18(A)(2), the Association shall credit payments made by a Unit Owner in the following order of priority:

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

(9) INSERT a new 2nd PARAGRAPH to the end of BYLAWS ARTICLE V, SECTION 9, entitled "Remedies for Failure to Pay Assessments." Said new addition, to be added on Page 20 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(18), when a Unit 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 BYLAWS ARTICLE IV, SECTION 6, entitled "Special Services." Said new addition, to be added on Page 14 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:


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 CONDO 72.00
 John A Donefrlo, Summit Fiscal Officer

In accordance with Ohio Revised Code Section 5311.081(B)(15), the Board may impose reasonable charges to the Unit 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 SECTION (t), entitled "Owner/Resident Information." to DECLARATION ARTICLE 9. Said new addition, to be added on Page 24 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

(t) Owner/Resident Information

In accordance with Ohio Revised Code Section 5311.09(A)(2) and (3), each Unit Owner shall, within thirty (30) days of the recording of this Amendment or within thirty (30) days of title transferring to the Unit Owner, provide to the Association the Unit 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 5, entitled "Regular Meetings." Said new addition, to be added on Page 6 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., 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 1, entitled "Preparation of Estimated Budget." Said new addition, to be added on Page 16 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., 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 I to BYLAWS ARTICLE II, SECTION 8, entitled "Powers and Duties," and INSERT new SUBPARAGRAPHS (1), (2), (3), and (4), thereafter. Said new additions to be added on Page 7 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

- I. 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) 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 Unit Owners and relates to matters affecting the Condominium Property;
 - (2) Grant easements, leases, licenses, and concessions through or over the Common Elements;
 - (3) Impose and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Unit Owners; and
 - (4) 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 Unit 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.



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COMBO 72.00

John A Donofrio, Summit Fiscal Officer

IN WITNESS WHEREOF, the said Hampton Woods Condominium, Inc. has caused the execution of this instrument this 07 day of June, 2005.

HAMPTON WOODS CONDOMINIUM, INC.

By: Stephen Carroll
STEPHEN CARROLL, its President

STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Hampton Woods Condominium, Inc., by Stephen Carroll, its President, who acknowledged that he 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 him personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Cleveland, Ohio, this 07 day of June, 2005.

Inez Carries
NOTARY PUBLIC
INEZ CARRIES
RESIDENT SUMMIT COUNTY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 4/1/08

EW This instrument prepared by:
KAMAN & CUSIMANO, Attorneys at Law
50 Public Square
600 Terminal Tower
Cleveland, Ohio 44118
(216) 696-0650


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CONDO 72.98
John A. Donofrio, Summit Fiscal Officer

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
HAMPTON WOODS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM RECORDED AT VOLUME 6016, PAGE 493 ET SEQ., OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THESE AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: 12/22/10

BY: JOHN A. DONOFRIO
FISCAL OFFICER

BY: Ray Valle
Ray Valle



John A Donofrio, Summit Fiscal Officer

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Pg: 1 of 8
12/27/2010 08:36A
CONDO 80.00

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Hampton Woods Condominium (the "Declaration") and the Bylaws of Hampton Woods Condominium, Inc. (the "Bylaws"), Exhibit B to the Declaration, were recorded at Summit County Records Volume 6016, Page 493 et seq., and

WHEREAS, the Hampton Woods Condominium, Inc. (the "Association") is a corporation consisting of all Unit Owners in Hampton Woods and as such is the representative of all Unit Owners, and

WHEREAS, Paragraph 20(b) of said Declaration authorizes amendments to the Declaration and Bylaws, and

WHEREAS, Unit Owners representing at least 75% of the Association's current voting power, based on ownership interests, have executed instruments in writing setting forth specifically the matters to be modified (the "Amendments"), and

WHEREAS, the Association has in its records the signed, written consents to Amendments A and B signed by Unit Owners representing in excess of 75% of the Association's voting power as of November 16, 2010, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing in excess of 75% of the Association's voting power authorizing the Association's officers to execute Amendments A and B on their behalf, and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the Association's President that copies of the Amendments will be hand delivered or mailed by certified mail to all mortgagees on the records of the Association once the Amendment is recorded with the Summit County Fiscal Office, and

WHEREAS, attached hereto as Exhibit B is a certification from the Association's Secretary as to the consenting mortgagees, on the records of the Association, to the Amendments, and



WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Hampton Woods Condominium is hereby amended by the following:

AMENDMENT A

DELETE DECLARATION PARAGRAPH 23(k) entitled, "Service of Notices on Association," in its entirety. Said deletion is to be taken from Page 80 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq.

DELETE DECLARATION PARAGRAPH 23(l) entitled, "Service of Notices on Unit Owners," in its entirety. Said deletion is to be taken from Page 80 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq.

INSERT a new DECLARATION PARAGRAPH 23(k) entitled, "Service of Notices on Association and Unit Owners." Said new addition, to be added on Page 80 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

(k) Services of Notices on Association and Unit Owners.

All notices required or permitted hereunder, and under the Bylaws, to the Association or the Board, shall be in writing and shall be sent by regular U.S. mail, first-class postage prepaid, to the Board or the Association at the address of the Condominium Property or to such other address as the Board may designate from time to time by notice in writing to all Unit Owners. All notices to any Unit Owner shall be hand-delivered or sent by regular U.S. mail, first-class postage prepaid, to such Unit Owner's Unit address or to such other address as may be designated by him/her from time to time, in writing, to the Board. Any notice required or permitted to be given to any occupant of a Unit other than a Unit Owner shall effectively be given if hand-delivered or sent by regular U.S. mail, first-class postage prepaid, to the Unit address.



Any conflict between this provision and any other provision of the Declaration and Bylaws shall be interpreted in favor of this amendment, permitting notices by regular U.S. mail. 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 in the court of common pleas within one year of the recording of the amendment.

AMENDMENT B

INSERT a new DECLARATION PARAGRAPH 9(t) entitled, "Occupancy Restriction." Said new addition, to be added on Page 24 of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

(t) Occupancy Restriction. A person who is classified a Tier III or Tier II sexual offender/child-victim offender, or any future equivalent classification, and for whom the County Sheriff or other government entity must provide community notification of the sex offender's residence is prohibited from residing in or occupying a Unit/Lot or remaining in or on the Condominium Property for any length of time. The classification of a sexual offender/child-victim offender and determination of whether notice is required is made by a court of law pursuant to the Ohio Sex Offenders Act, as may be amended and/or renamed from time to time, or similar statute from another jurisdiction. The Association shall not, however, be liable to any Unit Owner or Occupant, or anyone visiting any Unit Owner or the Association, as a result of the Association's alleged failure, whether negligent, intentional, or otherwise, to enforce the provisions of this restriction.

Any conflict between this provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this restriction on the occupancy of Units. 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 in the court of common pleas within one year of the recording of the amendment.

AMENDMENT C

[Intentionally Left Blank - Amendment Proposal Did Not Pass]

IN WITNESS WHEREOF, the said Hampton Woods Condominium, Inc. has caused the execution of this instrument this 13th day of December, 2010.

HAMPTON WOODS CONDOMINIUM, INC.

By: 
ANN ROHER, its President

By: 
PAUL STEIGERWALD, its Secretary



STATE OF OHIO)

COUNTY OF Summit)

SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Hampton Woods Condominium, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 5 of 8, and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Stow, Ohio, this 13th day of December, 2010.


NOTARY PUBLIC

Place notary stamp/seal here:



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

dmw



EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
)
COUNTY OF Summit) SS

ANN ROHER, being first duly sworn, states as follows:

1. She is the duly elected and acting President of the Hampton Woods Condominium, Inc.
2. She caused copies of the Amendments to the Declaration to be mailed by certified mail to hand delivered or sent by certified mail having bona fide liens of record against any Unit Ownerships of whose mortgage interests notice had been given to the Association.
3. Further affiant sayeth naught.

Ann M. Roher
ANN ROHER, President

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named ANN ROHER who acknowledges that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Stow, Ohio, this 13th day of December, 2010.

Ronald J. Linderman
NOTARY PUBLIC

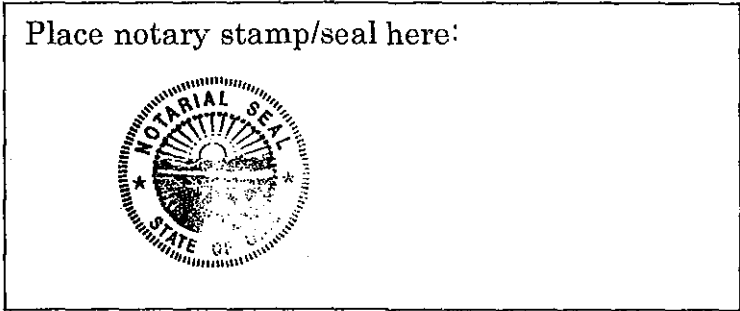


EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Hampton Woods Condominium, Inc., hereby certifies that there is on file in the Association's records, the names of the following mortgagees, if any, who have consented to the proposed Amendments to the Declaration.

NONE



PAUL STEIGERWALD, Secretary

STATE OF OHIO)
)
COUNTY OF Summit) SS

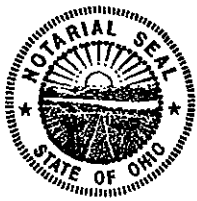
BEFORE ME, a Notary Public in and for said County, personally appeared the above named PAUL STEIGERWALD who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Stow, Ohio, this 13th day of December, 2010.



NOTARY PUBLIC

Place notary stamp/seal here:



AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
HAMPTON WOODS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM RECORDED AT VOLUME 6016, PAGE 493 ET SEQ. FOR THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAMPTON WOODS CONDOMINIUM WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO.

DATED: 6/21/16

BY: KRISTEN M. SCALISE CPA, CFE
SUMMIT COUNTY FISCAL OFFICER
FISCAL OFFICER

BY: *Kelly Phelps*
Kelly Phelps

DOC # 56220389



AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
HAMPTON WOODS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Hampton Woods Condominium (the "Declaration") and the Bylaws of Hampton Woods Condominium, Inc. (the "Bylaws"), Exhibit B the Declaration, were recorded at Summit County Records, Volume 6016, Page 493 et seq., and

WHEREAS, the Hampton Woods Condominium, Inc. (the "Association") is a corporation consisting of all Unit Owners in Hampton Woods Condominium and as such is the representative of all Unit Owners, and

WHEREAS, Declaration Paragraph 20(b) authorizes amendments to the Declaration and Bylaws, and

WHEREAS, Unit Owners representing at least 75% of the Association's current voting power, based on ownership interests, have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment"), and

WHEREAS, the Association has in its records the signed, written consents to the Amendment signed by Unit Owners representing 75.207% of the Association's voting power as of May 2, 2016, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 75.207% of the Association's voting power authorizing the Association's officers to execute the Amendment on their behalf, and

WHEREAS, attached as Exhibit A is an Affidavit of the Association's President stating that copies of the Amendment will be delivered or sent by certified mail to all mortgagees on the records of the Association once the Amendment is recorded with the Summit County Fiscal Office, and

WHEREAS, attached as Exhibit B is a certification from the Association's Secretary as to the consenting mortgagees, on the records of the Association, to the Amendment, and



WHEREAS, the proceedings necessary to amend the Declaration and Bylaws as required by Chapter 5311 of the Ohio Revised Code and the Declaration and Bylaws have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Hampton Woods Condominium is amended by the following:

DELETE BYLAWS ARTICLE II, SECTION 3 entitled, "Term of Office; Resignation," in its entirety. Said deletion to be taken from Pages 5-6 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq.

INSERT a new BYLAWS ARTICLE II, SECTION 3 entitled, "Term of Office; Resignation." Said new addition, to be added on Page 5 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 6016, Page 493 et seq., is as follows:

Section 3. Term of Office; Resignation. Each Director will hold office until the next annual meeting and until their successor is elected, or until their earlier resignation, removal from office or death. Any Director may resign at anytime by oral statement to that effect made at a meeting of the Board of Directors, or in writing to that effect immediately or at such other time as the resigning Director may specify. Except as otherwise provided in these Bylaws, the Board may remove any Board member and create a vacancy in the Board, which may be filled by the remaining Board of Directors, if by order of court the member is found to be of unsound mind, or if the member files for bankruptcy or has been adjudicated bankrupt, or if the member is physically incapacitated, or involved in any legal action against the Association, or if the member fails to attend three meetings of the Board. Directors serve without compensation.

At the first annual meeting following the passage of this amendment, the Unit Owners will elect three Directors to fill the three seats up for election with the three candidates receiving the greatest percentage of votes elected for three-year terms. The following year, the Unit Owners will elect four Directors to fill the four seats up for election with the two candidates receiving the greatest percentage of votes elected for a three-year term, and the



next two candidates receiving the next greatest percentage of votes elected for a one-year term. This is to establish staggered elections with a 3-2-2 rotation. Upon the expiration of the terms of each such Director as stated above, a successor will be elected to serve a term of three years and all future Directors will be elected to serve three year terms, however, the terms will be staggered so that at least one-fifth of the Board will expire annually and a 3-2-2 rotation is maintained at all times.

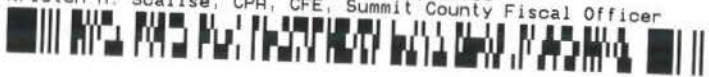
Any conflict between this provision and any other provisions of the Declaration and Bylaws will be interpreted in favor of this amendment providing for Board member terms of three years each with staggered 3-2-2 elections. The invalidity of any part of the above provision will not impair or affect in any manner the validity or enforceability of the remainder of the provision. Upon the recording of this amendment, only Unit Owners of record at the time of such filing will have standing to contest the validity of the amendment, whether on procedural, substantive, or any other grounds, provided further that any such challenge will be brought within one year of the recording of the amendment.

The Hampton Woods Condominium, Inc. has caused the execution of this instrument this 13th day of June, 2016.

HAMPTON WOODS CONDOMINIUM, INC.

By: 
MARTIN F. CONNORS, its President

By: 
KRISTEN KALINOWSKI, its Secretary

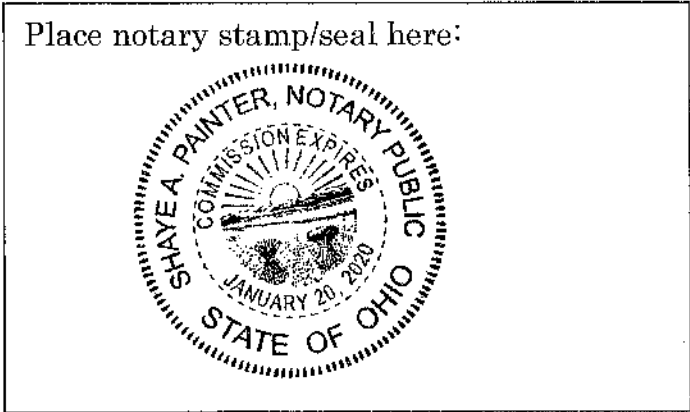


STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Hampton Woods Condominium, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 6 of 7, and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

I have set my hand and official seal in Hudson, Ohio, this 13th day of June, 2016.

Shayla Painter
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

ENW



EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
COUNTY OF Summit) SS

MARTIN F. CONNORS, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Hampton Woods Condominium, Inc.
2. He caused copies of the Amendment to the Declaration to be delivered or sent by certified mail to all mortgagees having bona fide liens of record against any Unit Ownerships of whose mortgage interests notice had been given to the Association.

MARTIN F. CONNORS, President

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named MARTIN F. CONNORS who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Hudson, Ohio, this 13th day of June, 2016.

NOTARY PUBLIC

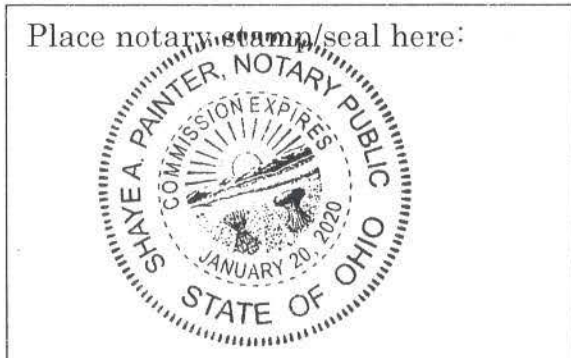
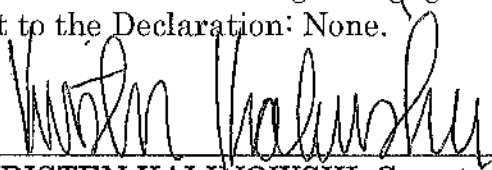


EXHIBIT B

CERTIFICATION OF SECRETARY

STATE OF OHIO)
COUNTY OF Summit) SS

KRISTEN KALINOWSKI, the duly elected and acting Secretary of the Hampton Woods Condominium, Inc., certifies that there is on file in the Association's records, the names of the following mortgagees who have consented to the proposed Amendment to the Declaration: None.



KRISTEN KALINOWSKI, Secretary

BEFORE ME, a Notary Public in and for said County, personally appeared the above named KRISTEN KALINOWSKI who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Hudson, Ohio, this 13th day of June, 2016.



NOTARY PUBLIC

