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AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
BLAIR HOUSE CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BLAIR HOUSE CONDOMINIUM RECORDED AT VOLUME 5460, PAGE 454 ET SEQ. OF THE SUMMIT COUNTY RECORDS.

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

DATED: 3/14/16

BY: KRISTEN M. SCALISE CPA, CFE
FISCAL OFFICER

Katie Mancino
Katie Mancino

DOC # 56197065

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
BLAIR HOUSE CONDOMINIUM**

WHEREAS, the Declaration of Condominium Ownership for Blair House Condominium (the "Declaration") and the Bylaws of Blair House Condominium, Inc. (the "Bylaws"), Exhibit B the Declaration, was recorded at Summit County Records, Volume 5460, Page 454 et seq., and

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

WHEREAS, Declaration Article 17, Section (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 78.04% of the Association's voting power as of January 12, 2016, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 78.04% 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 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 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 Bylaws as required by Chapter 5311 of the Ohio Revised Code and the Bylaws have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Blair House Condominium is amended by the following:

DELETE BYLAWS ARTICLE II, SECTION 3 entitled, "Term of Office; Resignations," 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 5460, Page 454 et seq.

INSERT a new BYLAWS ARTICLE II, SECTION 3 entitled, "Term of Office; Resignations." Said new addition, to be added on Page 5 of the Bylaws, Exhibit B of the Declaration, as recorded at Summit County Records, Volume 5460, Page 454 et seq., is as follows:

Section 3. Term of Office; Resignations. All Directors will be elected for a three-year term, however, the terms will be staggered so that at least one-fifth of the Board will expire annually and a 2-2-1 rotation is maintained at all times.

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.



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 2-2-1 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 Blair House Condominium, Inc. has caused the execution of this instrument this 3rd day of March, 2016.

BLAIR HOUSE CONDOMINIUM, INC.

By:


JOE KULASA, its President

By:

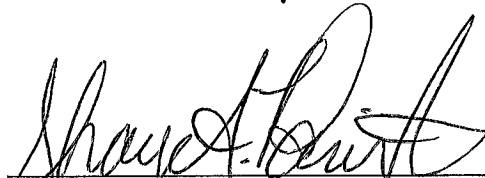

RAYMOND SANGINITI, its Secretary



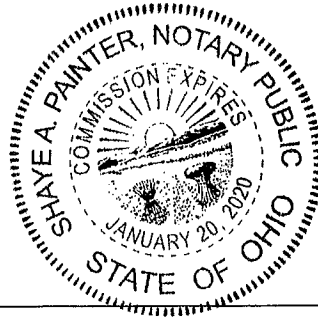
STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Blair House Condominium, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 4 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.

3rd I have set my hand and official seal in Hudson, Ohio, this day of March, 2016.


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
ohiocondolaw.com

EXHIBIT A

AFFIDAVIT

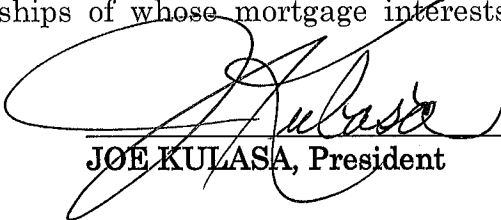
STATE OF OHIO

COUNTY OF Summit)

SS

JOE KULASA, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Blair House Condominium, Inc.
2. He caused copies of the Amendment to the Declaration to be mailed 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.



 JOE KULASA, President

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named **JOE KULASA** 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 3rd day of March, 2016.



 NOTARY PUBLIC

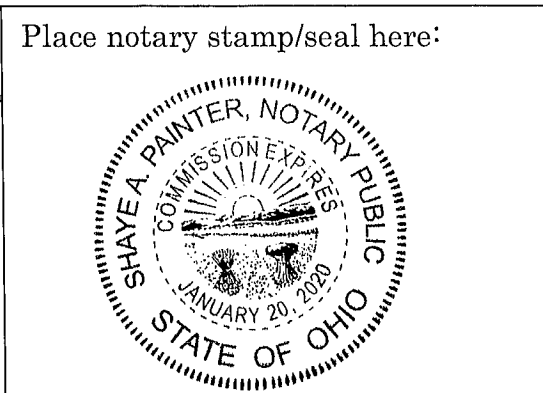


EXHIBIT B

CERTIFICATION OF SECRETARY

STATE OF OHIO

COUNTY OF Summit)

SS

RAYMOND SANGINITI, the duly elected and acting Secretary of the Blair House 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.

Raymond Sanginiti
RAYMOND SANGINITI, Secretary

BEFORE ME, a Notary Public in and for said County, personally appeared the above named RAYMOND SANGINITI who acknowledged 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 3rd day of March, 2016.

Shayne A. Painter
NOTARY PUBLIC

