

(No Rental Amendment)

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FRANK WILLIAMS, SUMMIT CO AUDITOR

**RESOLUTION OF AMENDMENT TO
 THE BRIDGEPORT COMMONS CONDOMINIUM ASSOCIATION
 DECLARATION AND BYLAWS**

WHEREAS, the Declaration of Condominium Ownership, together with the Bylaws for The Bridgeport Commons Condominium Association (hereinafter referred to as Association) was filed on May 7, 1998, at Official Records Volume 54136734, Pages 1 et seq. of the Deed Records, in the Recorder's Office of Summit County, Ohio; and

WHEREAS, the Association has presented an Amendment pertaining to certain portions of the Declaration and Bylaws to its members for a vote; and

WHEREAS, a vote of the members of the Association acted on October 8, 2001, to amend certain portions of the Declaration and Bylaws; and

WHEREAS, any amendment of the Declaration and Bylaws shall be accomplished by a vote of not less than seventy-five percent (75%) of the voting power of the Association;

WHEREAS, the procedure necessary to amend the Declaration and Bylaws as required by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Bridgeport Commons Condominium Association has in all respects been complied with;

NOW THEREFORE BE IT RESOLVED THAT:

The Bridgeport Commons Condominium Association, by and through its duly elected representatives, does hereby declare that the documents are amended as attached hereto and by reference incorporated herein and marked Exhibit A and further described by the addition of Paragraph (K) to Section 12, Restrictions as to Use and Occupancy of the Condominium Property, of the Declaration;

That said amendment was presented to the Association for a vote on October 8, 2001;

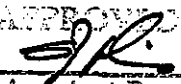
That at least seventy-five percent (75%) of the voting power of the Association voted either in person or proxy for the passage of such Amendment;

That the Board of Managers of the Association certifies that at least seventy-five percent (75%) of the voting power of the Association was cast to pass said Amendment; and

That the President and Secretary of the Association hereby sign and acknowledge the Amendment as herein before enumerated and attached as Exhibit A.

TRANSFER NOT NECESSARY
 174-02
 Frank Williams County Auditor

FRANK WILLIAMS
By Caryatt
Deputy Auditor
January 4, 2002

APPROVED AS TO FORM

 Assistant Prosecuting Attorney
 Summit County, Ohio



AMENDMENT REGARDING LEASING TO THE DECLARATION OF
THE BRIDGEPORT COMMONS CONDOMINIUM ASSOCIATION

Section 12, Restrictions as to Use and Occupancy of the Condominium Property is amended by adding the following restriction:

(K) No units shall be leased by a unit owner to others as a regular practice for business, speculative, investment or other similar purpose. To meet special situations and to avoid undue hardship or practical difficulties, the Board of Managers may grant permission to an owner to lease his unit, for a one-time hardship to a specified renter for a period not less than six (6) months nor more than a total of twelve (12) months, provided said lease is made subject to the covenants and restrictions of this Declaration.

All leases for the above-approved hardships shall be in writing. The lease shall provide that the lessee shall abide by the terms of the Declaration, Bylaws, and rules and regulations. In order for a land contract to be considered a sale of a unit rather than a rental contract, it shall be recorded and a recorded copy of the same shall be delivered to the Association. Any land contract not recorded shall be considered an impermissible lease. The Owner shall continue to be responsible for all obligations of ownership of his/her Unit and shall be jointly and severally liable with the lessee to the Association for the conduct of the leases and/or any damage to property. Copies of all exempted leases shall be delivered to the Board thirty (30) days prior to the beginning of the lease term.

All leasing, whether under the aforesaid restriction or not affected by said restriction, must be approved in writing by the Board of Managers. Unit owners seeking permission to lease shall give the Board of Managers the appropriate notice as required under the rules to be established regarding this restriction. Under circumstances where renting is allowed, no unit shall be rented by the unit owner for transient or hotel purposes which shall be defined: (1) rental for any period of less than thirty (30) days; or (2) any rental if the occupants of the units are provided customary hotel service such as room service for food and beverage, maid service, furnishing of laundry and linen, and bellboy service; or (3) rental to roomers or boarders, i.e., rental of one (1) or more person of a portion of a unit only. No lease may be of less than the entire unit. The Board of Managers shall have the right to require the unit owner to deposit with the Association such amount as the Board shall consider appropriate as security to provide funds for repairs and to assure compliance with this Declaration, the Bylaws and Rules. Any conflict between this provision or other provisions of the Declaration and Bylaws shall be interpreted in favor of this restriction on leasing.

EXHIBIT A

9/25/01

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
BRIDGEPORT COMMONS CONDOMINIUM

AFFIDAVIT OF GRANTOR

General
National City Bank Bldg
629 Euclid Ave #1020
Cleveland, Ohio 44114

WHITLATCH & CO., WHICH IS GRANTOR IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEPORT COMMONS CONDOMINIUM AS ORIGINALLY FILED AS VOLUME 54136734, PAGES 1 through 45 of SUMMIT COUNTY RECORDS, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT:

1. All thirty (30) Units in Bridgeport Commons have been transferred by Grantor to Unit Owners.
2. All thirty (30) Unit Owners in Bridgeport Commons Condominium signed a one time Proxy Form at the time of taking title to their Units.
3. All of said Proxy Forms are in the possession of Whitlatch & Co.
4. The language of all said Proxy Forms is as follows:

"The undersigned, the owner(s) of a Unit at BRIDGEPORT COMMONS CONDOMINIUM irrevocably constitute(s) and appoint(s) WHITLATCH & CO. as my (our) true and lawful agent or proxy to sign any and all documents necessary to revise the Schedule of Percentage of Interest to make my (our) Percentage of Interest reflect the base price, site features and plan options of my Unit divided by the total of the base price, site features and plan options of all Units in BRIDGEPORT COMMONS CONDOMINIUM, taken at one point in time upon the completion of all Units.

This shall be done by WHITLATCH & CO. after the transfer of the last Unit in the Condominium. I understand that this is a one time proxy; and state that it may not be used except for the purpose indicated above.

Executed this _____ day of _____, _____.

Buyer

Buyer

Unit # _____, Stow, Ohio 44224"

5. WHITLATCH & CO., as true and lawful agent of all thirty (30) Unit Owners in BRIDGEPORT COMMONS CONDOMINIUM, hereby attaches for record the REVISED Schedule of Percentage of Interest for BRIDGEPORT COMMONS CONDOMINIUM.



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Signed in the Presence of:

"GRANTOR"

WHITLATCH & CO.,
an Ohio corporation

Barbara Lee Callahan
Print: Barbara Lee Callahan

[Signature]
William C. Whitlatch, President

Ann M. Kohut
Print: ANN M. KOHUT

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named WHITLATCH & CO., an Ohio Corporation, by and through WILLIAM C. WHITLATCH, its President, personally known to me, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, personally and as such officer.

IN WITNESS, I have hereunto set my hand and official seal at Twinsburg, Ohio, this 19th day of September, 2001.

Ann M. Kohut
Notary Public

ANN M. KOHUT
Notary Public, State of Ohio
My Commission Expires June 13, 2005
Recorded in Summit County

THIS DOCUMENT PREPARED BY:
DONALD L. MARTIN, Attorney-At-Law
10800 Ravenna Road
Twinsburg, Ohio 44087
330-425-3500

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FRANK WILLIAMS, SUMMIT CO AUDITOR

GENERAL TITLE AGENCY, INC.
Accom #1693

BRIDGEPORT COMMONS - FINAL PERCENT INTEREST

| <u>Unit #</u> | <u>Address</u> | <u>Base Unit/Plan Options</u> | <u>Percent Interest</u> |
|---------------|----------------------|---|-------------------------|
| 1 | 5195 Bridgeport Lane | Walden Walden Opt. Breakfast Rm. Walden Screen Porch | 3.54% |
| 2 | 5187 Bridgeport Lane | Bradford | 3.02% |
| 3 | 5179 Bridgeport Lane | Alcott | 3.25% |
| 4 | 5173 Bridgeport Lane | Lancaster 2' Bedroom Extension Great Room Extension | 3.13% |
| 5 | 5167 Bridgeport Lane | Bradford 2' Bedroom Extension | 3.14% |
| 6 | 5161 Bridgeport Lane | Walden Walden Garden Bath Approx. 440 add'l sq. ft | 3.74% |
| 7 | 5153 Bridgeport Lane | Alcott Extended Master Bedroom Add'l 10'x16' Den Add'l 10'x16' Screen Porch | 3.65% |
| 8 | 5145 Bridgeport Lane | Lancaster Lancaster Library / Sunroom Screen Porch Addition | 3.25% |
| 9 | 5139 Bridgeport Lane | Walden Walden Screen porch | 3.30% |
| 10 | 5133 Bridgeport Lane | Lancaster Dining Room Bay Window | 3.05% |
| 11 | 5125 Bridgeport Lane | Alcott Optional Basement Alcott 10'x12' Screen Porch Dining Room Bay Window | 3.74% |
| 12 | 5121 Bridgeport Lane | Lancaster | 3.01% |
| 13 | 5136 Bridgeport Lane | Alcott | 3.25% |
| 14 | 5144 Bridgeport Lane | Lancaster 2' Bedroom Extension 8'x16' Sunroom Add'l 2' to side of Great Room | 3.29% |




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| | | | |
|----------------|----------------------|---|----------------|
| 15 | 5152 Bridgeport Lane | Walden Walden Garden Bath Optional Basement Approx. 450 add'l sq. ft. | 4.08% |
| 16 | 5160 Bridgeport Lane | Alcott | 3.18% |
| 17 | 5166 Bridgeport Lane | Bradford | 3.09% |
| 18 | 1905 Newbury Trail | Walden | 3.29% |
| 19 | 1911 Newbury Trail | Alcott | 3.18% |
| 20 | 1917 Newbury Trail | Lancaster Great Room Extension | 3.08% |
| 21 | 1923 Newbury Trail | Lancaster | 3.01% |
| 22 | 1929 Newbury Trail | Alcott | 3.18% |
| 23 | 1933 Newbury Trail | Bradford Bradford 2' Extension | 3.14% |
| 24 | 5096 Andover Circle | Alcott | 3.24% |
| 25 | 5102 Andover Circle | Walden Optional basement 2' Bedroom Extension Walden Optional Breakfast Rm. Walden Screen Porch Add 2' to Breakfast Room Add 2' to Rear Porch | 4.02% |
| 26 | 5110 Andover Circle | Walden Add Family Room Walden Optional Breakfast Rm. Walden Screen Porch | 3.69% |
| 27 | 5116 Andover Circle | Alcott | 3.18% |
| 28 | 5117 Andover Circle | Lancaster Lancaster Library / Sunroom | 3.14% |
| 29 | 5109 Andover Circle | Alcott Optional Basement 2' Bedroom Extension | 3.65% |
| 30 | 5103 Andover Circle | Walden Walden optional Breakfast Rm. Walden Garden Bath Add Closet in Laundry Delete 18" from Breakfast Rm. | 3.48% |
| TOTALS: | | | 100.00% |



ORC
5311

(Reserve Fund Law) - I don't see in
except excess
funds



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John A Donofrio, Summit Fiscal Officer

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
BRIDGEPORT COMMONS CONDOMINIUM

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

DATED: 2-13-06

BY: JOHN A. DONOFRIO
FISCAL OFFICER

By O. Taylor Deputy Auditor



AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
BRIDGEPORT COMMONS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Bridgeport Commons Condominium (the "Declaration") and the Bylaws of Bridgeport Commons Condominium Association (the "Bylaws"), Exhibit "A" to the Declaration, were recorded at Summit County Records Instrument No. 54136734, 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 Bridgeport Commons Condominium have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Bridgeport Commons 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" and/or "Board of Trustees" shall be replaced with the term "Board of Directors."
- (4) DELETE DECLARATION ITEM 23, entitled "Receipt of Service of Process," in its entirety. Said deletion is to be made on Pages 16-17 of the Declaration, as recorded at Summit County Records, Instrument No. 54136734.

INSERT a new DECLARATION ITEM 23, entitled "Receipt of Service of Process." Said addition, to be made on Pages 16-17 of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows:



23. Receipt of 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.

- (5) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ITEM 20, entitled "Arbitration of Disputes Between Unit Owners." Said new addition, to be added on Page 15 of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows:

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 4th PARAGRAPH to the end of DECLARATION ITEM 14, entitled "Assessment Liens; Costs of Enforcement." Said new addition, to be added on Page 11 of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, 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 4th PARAGRAPH to the end of DECLARATION ITEM 12(K). Said new addition, to be added on Page 10 of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, and as amended at Summit County Records, Instrument No. 54642407, 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 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



John A Donofrio, Summit Fiscal Officer

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 BYLAWS ARTICLE VIII, SECTION 1, entitled "Obligation of Owners to Pay Assessments." Said new addition, to be added on Page 17 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows:

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

- (a) First, to interest owed to the Association;
- (b) Second, to administrative late fees owed to the Association;
- (c) Third, to collection costs, attorney's fees, and paralegal fees incurred by the Association; and
- (d) 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 3rd PARAGRAPH to the end of BYLAWS ARTICLE VIII, SECTION 10, entitled "Remedies for Failure to Pay Assessments." Said new addition, to be added on Page 19 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, 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 V, SECTION 3, entitled "Special Services." Said new addition, to be added on Page 13 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows:

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 DECLARATION ITEM 12(L). Said new addition, to be added on Page 10 of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows:

(L) 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) MODIFY BYLAWS ARTICLE II, SECTION 1, entitled "Number and Qualifications" and INSERT a new SENTENCE thereafter. Said modification, to be made on Page 5 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows: (deleted language is crossed out; new language is underlined)

Section 1. Number and Qualifications.

The BOARD shall consist of three (3) persons, all of whom must be Owners, or the spouse of a Unit Owner, and occupants of a Unit. That notwithstanding, no one (1) Unit may be represented by more than one (1) person on the Board at any one (1) time.

(13) INSERT a new 3rd SENTENCE to the end of BYLAWS ARTICLE II, SECTION 7, entitled "Regular Meetings." Said new addition, to be added on Page 6 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, 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.

(14) INSERT a new SENTENCE to the end of BYLAWS ARTICLE VIII, SECTION 2, entitled "Preparation of Estimated Budget." Said new addition, to be added on Page 17 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, 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.

(15) INSERT a new 2nd PARAGRAPH to the end of BYLAWS ARTICLE II, SECTION 5, entitled "Powers and Duties," and INSERT new SUBPARAGRAPHS (a), (b), (c), (d), (e), (f) and (g), thereafter. Said new additions to be added on Page 6 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows:

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:

(a) Hire and fire managing agents, 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;

(b) 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;

(c) Enter into contracts and incur liabilities relating to the operation of the Condominium Property;

(d) Grant easements, leases, licenses, and concessions through or over the Common Elements;

(e) Impose and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Unit Owners;

(f) Purchase insurance and fidelity bonds the Board considers appropriate or necessary; and

(g) Invest excess funds in investments that meet standards for fiduciary investments under Ohio law.



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John A Donofrio, Summit Fiscal Officer

(16) INSERT a new PARAGRAPH (5) to BYLAWS ARTICLE VII, SECTION 4(c), entitled "Porches and Room Additions." Said new addition, to be added on Page 16 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734 is as follows:

(5) In accordance with Ohio Revised Code Section 5311.04(G), the Board may authorize the use of Limited Common Elements, as distinguished from the Common Elements and Exclusive Use Areas, for the construction of open, unenclosed patios, hedges, decks, fences, or similar improvements provided that the improvements are maintained and insured by the Owner of the Unit to which the Limited Common Element is appurtenant. The construction of an addition to or an expansion of a Unit into Limited Common Elements or Common Elements may not be authorized without the consent of all Unit Owners.

(17) 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.

IN WITNESS WHEREOF, the said Bridgeport Commons Condominium Association has caused the execution of this instrument this 8th day of February, 2006.

BRIDGEPORT COMMONS CONDOMINIUM ASSOCIATION

By: Patricia Gatto (Pres.)
PATRICIA GATTO, its President



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STATE OF OHIO)
)
COUNTY OF SUMMIT) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Bridgeport Commons Condominium Association, by Patricia Gatto, its President, who acknowledged that she did sign the foregoing instrument, on Page 7 of 8, 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 Stow, Ohio, this 8th day of February, 2006.

Joanne Falasca
NOTARY PUBLIC



JOANNE FALASCA
Notary Public, State of Ohio
My Commission Expires Dec. 08, 2011

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

EW



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CONDO 80.00

John A Donofrio, Summit Fiscal Officer

① Sex Offenders
② Banking

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
BRIDGEPORT COMMONS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEPORT COMMONS CONDOMINIUM RECORDED AT INSTRUMENT NO. 54136734, OF THE SUMMIT COUNTY RECORDS.

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

DATED: 7/22/09

BY: JOHN A. DONOFRIO
FISCAL OFFICER

By [Signature]
Tom Minninger



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CONDO 56.00

any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.

AMENDMENT B

MODIFY BYLAWS ARTICLE VIII, Section 8 entitled, "Bank Accounts and Developer's Obligation to Pay Assessments." Said modification, to be made on Page 19 of the Bylaws, Exhibit "A" of the Declaration, as recorded at Summit County Records, Instrument No. 54136734, is as follows (deleted language is crossed-out; new language is underlined):

Section 8. ~~Bank Accounts and Developer's Obligation to Pay Assessments.~~ Monthly assessments shall be deposited with a bank or savings and loan association as determined by the Board, provided that they are FDIC-insured accounts having its principal offices in Northeastern Ohio. ~~The Developer shall pay his proportionate share of the monthly assessments to the ASSOCIATION for each completed Unit which the Developer then owns until such time as the Developer sells such Unit.~~

Any conflict between the above provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this amendment authorizing the Board to deposit Association funds in any FDIC-insured account. Upon the recording of this amendment, only Unit Owners of record at the time of such filing shall have standing to contest the validity of this amendment, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.



IN WITNESS WHEREOF, the said Bridgeport Commons Condominium Association has caused the execution of this instrument this 15th day of July, 2009.

BRIDGEPORT COMMONS CONDOMINIUM ASSOCIATION

By: Patricia Gatto
PATRICIA GATTO, its President

By: Susan F. Carpenter
SUSAN CARPENTER, its Secretary

STATE OF OHIO)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Bridgeport Commons Condominium Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 5 of 5, 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 Hudson, Ohio, this 15 day of July, 2009.

CYNTHIA BRUGMANN
Notary Public - State of Ohio
My Commission Expires May 24, 2011

Cynthia Brugmann
NOTARY PUBLIC

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