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20060R033872

NANCY ABBOTT  
MEDINA COUNTY RECORDER  
MEDINA, OH  
RECORDED ON  
10/27/2006 12:36:18PM

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PAGES: 8  
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# MEDINA COUNTY RECORDER

## NANCY L. ABBOTT

(DO NOT REMOVE THIS COVER SHEET.  
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AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
GRANGER LAKES NO. 5 CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR GRANGER LAKES NO. 5 CONDOMINIUM  
RECORDED AT INSTRUMENT NO. 2001OR035639 OF THE MEDINA COUNTY  
RECORDS.

33872-1

**AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
GRANGER LAKES NO 5 CONDOMINIUM**

WHEREAS, the Declaration of Condominium Ownership for Granger Lakes No 5 Condominium (the "Declaration") and the Bylaws of Granger Lakes Condominium No 5 Unit Owners' Association, Inc. (the "Bylaws"), Exhibit C to the Declaration, were recorded at Medina County Records Instrument No. 2001OR035639, 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 Granger Lakes No. 5 Condominium have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Granger Lakes No 5 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) All references in the Declaration and Bylaws to the term "Fines" shall be replaced with the term "Enforcement Assessments."
- (5) INSERT a new 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE XX, SECTION 2, entitled "Enforcement." Said new addition, to be added on Page 32 of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639, 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 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE XV, SECTION 5(c) Said new addition, to be added on Page 23 of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639, 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 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE III, SECTION 2(g), entitled "Renting and Leasing." Said new addition, to be added on Page 6 of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639 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 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 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE XV, SECTION 3(a)(3). Said new addition, to be added on Page 21 of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639, 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:

- (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 2<sup>nd</sup> PARAGRAPH to the end of BYLAWS ARTICLE IV, SECTION 12(g). Said new addition, to be added on Page 4 of the Bylaws, Exhibit C of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639, 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 privileges of the owner and/or right of the occupants to use the recreational facilities.

(10) INSERT a new 2<sup>nd</sup> PARAGRAPH to the end of DECLARATION ARTICLE XV, SECTION 3(c), entitled "Special Individual Unit Assessments." Said new addition, to be added on Page 22 of the Declaration, as recorded at Medina County Records Instrument No 2001OR035639, 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 ARTICLE III, SECTION 2(q), entitled "Owner/Resident Information." Said new addition, to be added on Page 7 of the Declaration, as recorded at Medina County Records Instrument No 2001OR035639, is as follows

(q) 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) DELETE DECLARATION ARTICLE VII, SECTION 4, entitled "Board of Trustees," in its entirety. Said deletion is to be made on Page 10 of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639.

INSERT a new DECLARATION ARTICLE VII, SECTION 4, entitled "Board of Directors" Said addition, to be made on Page 10 of the Declaration, as recorded at Medina County Records Instrument No 2001OR035639, is as follows:

The Board shall consist of three (3) Directors, each of whom must be a Unit Owner or the spouse of a Unit Owner. That notwithstanding, no one (1) Unit may be represented by more than one (1) person on the Board at any one (1) time. The terms of the three (3) Directors shall be staggered so that the terms of one-third of the Directors will expire and successors be elected at each annual meeting of the Association. Thereafter, at such annual meetings, successors to the Director whose term then expires shall be elected to serve a three-year term.

(13) INSERT a new 2<sup>nd</sup> SENTENCE to the end of BYLAWS ARTICLE IV, SECTION 7, entitled "Regular Meetings." Said new addition, to be added on Page 3 of the Bylaws, Exhibit C of the Declaration, as recorded at Medina County Records Instrument No. 2001OR035639, 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 PARAGRAPH (m) to BYLAWS ARTICLE IV, SECTION 12, entitled "Powers and Duties," and INSERT new SUBPARAGRAPHS (1), (2), (3), (4) and (5), thereafter. Said new additions to be added on Page 5 of the Bylaws, Exhibit C of the Declaration, as recorded at Medina County Records Instrument No 2001OR035639, is as follows:

(m) In accordance with Ohio Revised Code Section 5311.081(B), in addition to all other powers enumerated herein, the Board may exercise all powers of the Association, including the power to do the following:

(1) Hire and fire attorneys, accountants, and other independent contractors and employees that the Board determines are necessary or desirable in the management and/or operation of the Condominium Property and the Association;

(2) Commence, defend, intervene in, settle, or compromise any civil, criminal, or administrative action or proceeding that is in the name of, or threatened against, the Association, the Board, or the Condominium Property, or that involves two or more Unit Owners and relates to matters affecting the Condominium Property;

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

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

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

(15) 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 Granger Lakes Condominium No 5 Unit Owners' Association, Inc. has caused the execution of this instrument this 17<sup>th</sup> day of October, 2006

GRANGER LAKES CONDOMINIUM NO. 5 UNIT OWNER'S ASSOCIATION, INC.

By: Leslie J. Connolly  
LESLIE CONNOLLY, its President

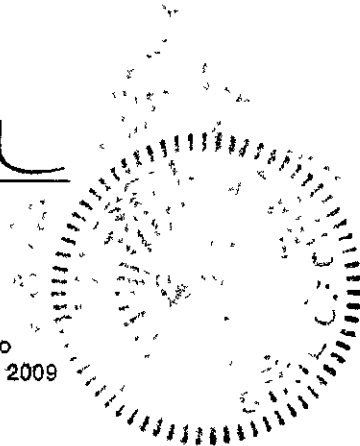
STATE OF OHIO )  
 ) SS  
COUNTY OF MEDINA )

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Granger Lakes Condominium No. 5 Unit Owner's Association, Inc., by Leshe Connolly, its President, who acknowledged that he did sign the foregoing instrument, on Page 6 of 8, 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 MEDINA COUNTY, Ohio, this 17 day of OCTOBER, 2006

  
NOTARY PUBLIC

JOSEPH M. GOULD  
Notary Public, State of Ohio  
My Commission Expires May 5, 2009



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



GRANGER LAKES CONDOMINIUM NO. 5

Granger Lakes Condominium No 5, situated in the Township of Granger, County of Medina and State of Ohio, and known as being part of Granger Township Lot No 40.

<u>Address</u>	<u>Unit</u>	<u>Permanent Parcel #</u>	<u>Phase</u>
249 Granger Rd.	71	05-07D-23-149	I
249 Granger Rd.	72	05-07D-23-150	I
249 Granger Rd.	73	05-07D-23-151	I
249 Granger Rd.	74	05-07D-23-152	I
249 Granger Rd	75	05-07D-23-159	II
249 Granger Rd.	76	05-07D-18-084	II
249 Granger Rd	77	05-07D-23-156	II
249 Granger Rd	78	05-07D-23-157	II
249 Granger Rd	79	05-07D-18-088	II
249 Granger Rd.	80	05-07D-18-086	II
249 Granger Rd	81	05-07D-18-092	III
249 Granger Rd	82	05-07D-18-094	III
249 Granger Rd	83	05-07D-18-095	III
249 Granger Rd	84	05-07D-23-165	III
249 Granger Rd	85	05-07D-23-166	III
249 Granger Rd.	86	05-07D-18-096	IV
249 Granger Rd	87	05-07D-18-097	IV
249 Granger Rd	88	05-07D-18-098	IV
249 Granger Rd.	89	05-07D-23-168	IV
249 Granger Rd	90	05-07D-23-169	IV



MEDINA COUNTY RECORDER

NANCY ABBOTT

20030R027487

06-06-2003 4:13 PM

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PAGES: 5

R

Ref: 2003PL 000055

MEDINA COUNTY RECORDER  
NANCY DONAHUE ABBOTT

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**THIRD AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
GRANGER LAKES CONDOMINIUM NO. 5  
EXPANDING THE CONDOMINIUM PROPERTY**

This will certify that copies of this Third Amendment to the Declaration of Condominium Ownership for Granger Lakes Condominium No 5 were filed in the Office of the County Recorder, Medina County, Ohio, on JUNE, 6 . 2003

**Approved as to form:**

*Michael E Kovack*  
*ke*

This instrument prepared by

Grant M Yoakum  
Buckingham, Doolittle & Burroughs, LLP  
1375 E 9<sup>th</sup> Street, Suite 1700  
Cleveland, Ohio 44114  
(216) 621-5300

27487-1

**THIRD AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR GRANGER LAKES CONDOMINIUM NO. 5**

This Third Amendment made as of the date herein set forth by BISHOP HOMES OF COPLEY, INC , an Ohio corporation (the "Declarant")

**RECITALS**

- A Declarant is the developer of Granger Lakes Condominium No 5 (the "Project") in the Township of Granger, Medina County, Ohio
- B Pursuant to its development of the Project, Declarant created the Declaration of Condominium Ownership for Granger Lakes Condominium No 5 (the "Declaration") encumbering the Condominium Property as that term is defined in the Declaration The Declaration is recorded in Instrument No 2001OR035639 of the Medina County, Ohio, Official Records
- C The Drawings, as defined in the Declaration, and Exhibit B to the Declaration have been updated to reflect an expansion of the Condominium Property, and the Declaration is required to be amended and restated accordingly in order to be in compliance with applicable governmental laws, rules or regulations
- D Section XIX of the Declaration states that the Declaration can be amended by Declarant to, among other things, expand the Condominium and permit the Declaration to comply with all laws, rules or regulations of any governmental authority

NOW, THEREFORE, the undersigned Declarant, hereby amends the Declaration as follows

- 1 The Drawings, as defined in the Declaration, are hereby supplemented by the Drawings filed in the Condominium Map Records of the Office of the Recorder of Medina County, Ohio, simultaneously with the recording of this Amendment to the Declaration
- 2 Exhibit B to the Declaration is hereby deleted and restated in its entirety by the Exhibit B Schedule of Units/Respective Percentages of Ownership Interest in Common Areas and Facilities/Par Value, attached hereto
- 3 The first sentence of Article IV is hereby amended to read as follows. There are 17 residential buildings comprising the Condominium. containing 20 units
- 4 The first sentence of Article V of the Declaration is hereby amended to read as follows Each of the 20 Units is designated on the Drawings by a number when that unit is located, and that number is the Unit's designation

27487-2

All other terms of the Declaration remain in force and unamended

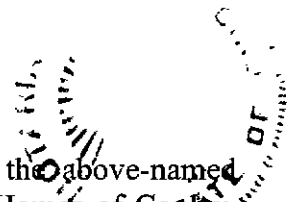
IN WITNESS WHEREOF, the undersigned Declarant has caused this First Amendment to be executed this 3rd day of June, 2003

DECLARANT

BISHOP HOMES OF COPLEY, INC

By [Signature], its President

STATE OF OHIO )  
 ) SS  
COUNTY OF Cuyahoga )



Before me, a Notary Public in and for said County and State, appeared the above-named William D. Bishop (name), President (office) of Bishop Homes of Copley, Inc, who being duly authorized acknowledged that he did sign the foregoing and that the same is his free act and deed, both individually and as Manager

IN WITNESS WHEREOF, I have set my hand and seal at Cleveland, Ohio, this 3rd day of June, 2003

[Signature]  
Notary Public

Rita M. Kunakowsky  
My Commission Expire 10/22/06  
Lorain County

This instrument prepared by  
Grant M Yoakum  
Buckingham, Doolittle & Burroughs, LLP  
1375 E 9<sup>th</sup> Street, Suite 1700  
Cleveland, Ohio 44114  
(216) 621-5300

**EXHIBIT B**

**SCHEDULE OF UNITS\RESPECTIVE PERCENTAGES  
OF OWNERSHIP INTEREST IN COMMON AREAS  
AND FACILITIES\PAR VALUE**

<u>Unit (according to postal)</u>	<u>Unit (as designated on site plan)</u>	<u>Percentage of interest in common areas and common profits and expenses</u>	<u>Par value</u>
249 Granger Road, Unit 71	71	1/20	1
249 Granger Road, Unit 72	72	1/20	1
249 Granger Road, Unit 75	73	1/20	1
249 Granger Road, Unit 76	74	1/20	1
249 Granger Road, Unit 77	75	1/20	1
249 Granger Road, Unit 78	76	1/20	1
249 Granger Road, Unit 87	77	1/20	1
249 Granger Road, Unit 90	78	1/20	1
249 Granger Road, Unit 83	79	1/20	1
249 Granger Road, Unit 82	80	1/20	1
249 Granger Road, Unit 81	81	1/20	1
249 Granger Road, Unit 85	82	1/20	1
249 Granger Road, Unit 84	83	1/20	1
249 Granger Road, Unit 73	84	1/20	1
249 Granger Road, Unit 74	85	1/20	1
249 Granger Road, Unit 79	88	1/20	1
249 Granger Road, Unit 80	87	1/20	1
249 Granger Road, Unit 86	86	1/20	1
249 Granger Road, Unit 88	89	1/20	1
249 Granger Road, Unit 89	90	1/20	1

27487-4

Exhibit "A"

Situated in the Township of Granger, County of Medina, and State of Ohio:

And known as being the whole of Unit(s) \* of Granger Lake Condominium No. 5 Phase IV, of part of Original Granger Township Lot No. 40 as shown by the recorded Plat in Document 2003PL000055 of Medina County Recorders Records, as appears by said plat. Together with a non-exclusive right to the benefits and responsibilities of the Covenants, Conditions, Easements and Restrictions running with and created in favor of the aforementioned parcel of land by the Declarations of Covenants, Conditions, Easements and Restrictions filed October 4, 2001 in Document Number 2001OR035639 of Medina County Recorders Records, together with an undivided percentage interest in and to the Common Areas as set forth in said Declaration and as such percentage may be hereafter amended from time to time

Unit <u>Number:</u>	Permanent Parcel Number:
86	005-07D-18-096
87	005-07D-18-097
88	005-07D-18-098
89	005-07D-23-168
90	005-07D-23-169

27487-5





MEDINA COUNTY RECORDER

NANCY ABBOTT

20020R041142

10-17-2002 11:30 AM

RECORDING FEE: 28.00

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PAGES: 5

2002 PL 000 144

MEDINA COUNTY RECORDER  
NANCY L. ABBOTT

(DO NOT REMOVE THIS COVER SHEET. THIS IS THE  
FIRST PAGE OF THIS DOCUMENT.)

**SECOND AMENDMENT**  
**TO THE**  
**DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**GRANGER LAKES CONDOMINIUM NO. 5**  
**EXPANDING THE CONDOMINIUM PROPERTY**

This will certify that copies of this First Amendment to the Declaration of Condominium Ownership for Granger Lakes Condominium No. 5 were filed in the Office of the County Recorder, Medina County, Ohio, on *10-17*, 2002.

**Approved as to form:**

*Michael E. Kowack*  
*Melanie Hall 10-17-02*

This instrument prepared by:

Grant M. Yoakum  
Buckingham, Doolittle & Burroughs, LLP  
1375 E. 9<sup>th</sup> Street, Suite 1700  
Cleveland, Ohio 44114  
(216) 621-5300

*41142-1*

**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR GRANGER LAKES CONDOMINIUM NO. 5**

This Second Amendment made as of the date herein set forth by BISHOP HOMES OF COPLEY, INC., an Ohio corporation (the "Declarant").

**RECITALS**

- A. Declarant is the developer of Granger Lakes Condominium No. 5 (the "Project") in the Township of Granger, Medina County, Ohio.
- B. Pursuant to its development of the Project, Declarant created the Declaration of Condominium Ownership for Granger Lakes Condominium No. 5 (the "Declaration") encumbering the Condominium Property as that term is defined in the Declaration. The Declaration is recorded in Instrument No. 2001OR035639 of the Medina County, Ohio, Official Records.
- C. The Drawings, as defined in the Declaration, and Exhibit B to the Declaration have been updated to reflect an expansion of the Condominium Property, and the Declaration is required to be amended and restated accordingly in order to be in compliance with applicable governmental laws, rules or regulations.
- D. Section XIX of the Declaration states that the Declaration can be amended by Declarant to, among other things, expand the Condominium and permit the Declaration to comply with all laws, rules or regulations of any governmental authority.

NOW, THEREFORE, the undersigned Declarant, hereby amends the Declaration as follows:

- 1. The Drawings, as defined in the Declaration, are hereby supplemented by the Drawings filed in the Condominium Map Records of the Office of the Recorder of Medina County, Ohio, simultaneously with the recording of this Amendment to the Declaration.
- 2. Exhibit B to the Declaration is hereby deleted and restated in its entirety by the Exhibit B Schedule of Units/Respective Percentages of Ownership Interest in Common Areas and Facilities/Par Value, attached hereto.
- 3. The first sentence of Article IV is hereby amended to read as follows: There are 12 residential buildings comprising the Condominium, containing 15 units.
- 4. The first sentence of Article V of the Declaration is hereby amended to read as follows: Each of the 15 Units is designated on the Drawings by a number when that unit is located, and that number is the Unit's designation.

41142-2

All other terms of the Declaration remain in force and unamended.

IN WITNESS WHEREOF, the undersigned Declarant has caused this <sup>Second</sup> ~~First~~ Amendment to be executed this 10 day of October, 2002.

DECLARANT:

BISHOP HOMES OF COPLEY, INC.

By: [Signature], its President

STATE OF OHIO )  
 ) SS.  
COUNTY OF Summit )

Before me, a Notary Public in and for said County and State, appeared the above-named William D. Bishop (name), President (office) of Bishop Homes of Copley, Inc., who being duly authorized acknowledged that he did sign the foregoing and that the same is his free act and deed, both individually and as Manager.

IN WITNESS WHEREOF, I have set my hand and seal at Richfield . Ohio, this 10<sup>th</sup> day of October . 2002.

Jeff A. Pichette  
Notary Public

This instrument prepared by  
Grant M. Yoakum  
Buckingham, Doolittle & Burroughs, LLP  
1375 E. 9<sup>th</sup> Street, Suite 1700  
Cleveland, Ohio 44114  
(216) 621-5300

**JEFF A. PICHETTE**  
Notary Public, State of Ohio, Cuy. Cty.  
My commission expires Feb. 20, 2007

**EXHIBIT B**

**SCHEDULE OF UNITS\RESPECTIVE PERCENTAGES  
OF OWNERSHIP INTEREST IN COMMON AREAS  
AND FACILITIES\PAR VALUE**

<u>Unit (according to postal</u>	<u>Unit (as designated on site plan)</u>	<u>Percentage of interest in common areas and common profits and expenses</u>	<u>Par value</u>
249 Granger Road, Unit 71	71	1/15	1
249 Granger Road, Unit 72	72	1/15	1
249 Granger Road, Unit 75	73	1/15	1
249 Granger Road, Unit 76	74	1/15	1
249 Granger Road, Unit 77	75	1/15	1
249 Granger Road, Unit 78	76	1/15	1
249 Granger Road, Unit 87	77	1/15	1
249 Granger Road, Unit 90	78	1/15	1
249 Granger Road, Unit 83	79	1/15	1
249 Granger Road, Unit 82	80	1/15	1
249 Granger Road, Unit 81	81	1/15	1
249 Granger Road, Unit 85	82	1/15	1
249 Granger Road, Unit 84	83	1/15	1
249 Granger Road, Unit 73	84	1/15	1
249 Granger Road, Unit 74	85	1/15	1

41142-4

Situated in the Township of Granger, County of Medina, and State of Ohio:

And known as being the whole of Unit(s) \* of Granger Lake Condominium No. 5 Phase III, of part of Original Granger Township Lot No. 40 as shown by the recorded Plat in Document 2002PL000 144 of Medina County Recorders Records, as appears by said plat. Together with a non-exclusive right to the benefits and responsibilities of the Covenants, Conditions, Easements and Restrictions running with and created in favor of the aforementioned parcel of land by the Declarations of Covenants, Conditions, Easements and Restrictions filed October 4, 2001 in Document Number 2001OR035639 of Medina County Recorders Records, together with an undivided percentage interest in and to the Common Areas as set forth in said Declaration and as such percentage may be hereafter amended from time to time.

* Unit Number:	Permanent Parcel Number:
81	005-07D-18-092
82	005-07D-18-094
83	005-07D-18-095
84	005-07D-23-165
85	005-07D-23-166

41142-5





MEDINA COUNTY RECORDER

NANCY ABBOTT

20020R024344

06-20-2002 2:27 PM

RECORDING FEE: 26.00

DOCUMENT TYPE: AMEND

PAGES: 5

Ref: 2002PL000090

MEDINA COUNTY RECORDER  
NANCY L. ABBOTT

(DO NOT REMOVE THIS COVER SHEET. THIS IS THE  
FIRST PAGE OF THIS DOCUMENT.)

**FIRST AMENDMENT**  
**TO THE**  
**DECLARATION OF CONDOMINIUM OWNERSHIP**  
**FOR**  
**GRANGER LAKES CONDOMINIUM NO. 5**  
**EXPANDING THE CONDOMINIUM PROPERTY**

This will certify that copies of this First Amendment to the Declaration of Condominium Ownership for Granger Lakes Condominium No. 5 were filed in the Office of the County Recorder, Medina County, Ohio, on June 12, 2002.

Approved as to form:



This instrument prepared by.

Grant M Yoakum  
Buckingham, Doolittle & Burroughs, LLP  
1375 E 9<sup>th</sup> Street, Suite 1700  
Cleveland, Ohio 44114  
(216) 621-5300

Medina County  
Auditor

Michael E. Kovack  
6-20-02  
EK

24344-1

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR GRANGER LAKES CONDOMINIUM NO. 5**

This First Amendment made as of the date herein set forth by BISHOP HOMES OF COPLEY, INC., an Ohio corporation (the "Declarant")

**RECITALS**

- A. Declarant is the developer of Granger Lakes Condominium No 5 (the "Project") in the Township of Granger, Medina County, Ohio.
- B. Pursuant to its development of the Project, Declarant created the Declaration of Condominium Ownership for Granger Lakes Condominium No 5 (the "Declaration") encumbering the Condominium Property as that term is defined in the Declaration. The Declaration is recorded in Instrument No 2001OR035639 of the Medina County, Ohio, Official Records.
- C. The Drawings, as defined in the Declaration, and Exhibit B to the Declaration have been updated to reflect an expansion of the Condominium Property, and the Declaration is required to be amended and restated accordingly in order to be in compliance with applicable governmental laws, rules or regulations.
- D. Section XIX of the Declaration states that the Declaration can be amended by Declarant to, among other things, expand the Condominium and permit the Declaration to comply with all laws, rules or regulations of any governmental authority.

NOW, THEREFORE, the undersigned Declarant, hereby amends the Declaration as follows.

- 1 The Drawings, as defined in the Declaration, are hereby supplemented by the Drawings filed in the Condominium Map Records of the Office of the Recorder of Medina County, Ohio, simultaneously with the recording of this Amendment to the Declaration.
- 2 Exhibit B to the Declaration is hereby deleted and restated in its entirety by the Exhibit B Schedule of Units/Respective Percentages of Ownership Interest in Common Areas and Facilities/Par Value, attached hereto
- 3 The first sentence of Article IV is hereby amended to read as follows: There are 8 residential buildings comprising the Condominium, containing 10 units.
- 4 The first sentence of Article V of the Declaration is hereby amended to read as follows: Each of the 10 Units is designated on the Drawings by a number when that unit is located, and that number is the Unit's designation.

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**EXHIBIT B**

**SCHEDULE OF UNITS\RESPECTIVE PERCENTAGES  
OF OWNERSHIP INTEREST IN COMMON AREAS  
AND FACILITIES\PAR VALUE**

<u>Unit (according to postal</u>	<u>Unit (as designated on site plan)</u>	<u>Percentage of interest in common areas and common profits and expenses</u>	<u>Par value</u>
249 Granger Road, Unit 71	71	1/10	1
249 Granger Road, Unit 72	72	1/10	1
249 Granger Road, Unit 73	73	1/10	1
249 Granger Road, Unit 74	74	1/10	1
249 Granger Road, Unit 75	75	1/10	1
249 Granger Road, Unit 76	76	1/10	1
249 Granger Road, Unit 77	77	1/10	1
249 Granger Road, Unit 78	78	1/10	1
249 Granger Road, Unit 79	79	1/10	1
249 Granger Road, Unit 80	80	1/10	1

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All other terms of the Declaration remain in force and unamended.

IN WITNESS WHEREOF, the undersigned Declarant has caused this First Amendment to be executed this 12<sup>th</sup> day of June, 2002

DECLARANT.

BISHOP HOMES OF COPLEY, INC.

By. [Signature], its President

STATE OF OHIO )  
 ) SS.  
COUNTY OF Cuyahoga )

Before me, a Notary Public in and for said County and State, appeared the above-named William D Bishop (name), President (office) of Bishop Homes of Copley, Inc, who being duly authorized acknowledged that he did sign the foregoing and that the same is his free act and deed, both individually and as Manager

IN WITNESS WHEREOF, I have set my hand and seal at Richfield, Ohio, this 12<sup>th</sup> day of June, 2002



[Signature]  
Notary Public

This instrument prepared by  
Grant M Yoakum  
Buckingham, Doolittle & Burroughs, LLP  
1375 E 9<sup>th</sup> Street, Suite 1700  
Cleveland, Ohio 44114  
(216) 621-5300

**JEFF A. PICHETTE**  
Notary Public, State of Ohio, Cuy. Cty.  
My commission expires Feb. 20, 2007

24344.4

Situated in the Township of Granger, County of Medina, and State of Ohio:

And known as being the whole of Units \* of Granger Lake Condominium No. 5 Phase II, of part of Original Granger Township Lot No. 40 as shown by the recorded Plat in Document 2002PL0000090 of Medina County Recorders Records, as appears by said plat. Together with a non-exclusive right to the benefits and responsibilities of the Covenants, Conditions, Easements and Restrictions running with and created in favor of the aforementioned parcel of land by the Declarations of Covenants, Conditions, Easements and Restrictions filed October 4, 2001 in Document Number 2001OR035639 of Medina County Recorders Records, together with an undivided percentage interest in and to the Common Areas as set forth in said Declaration and as such percentage may be hereafter amended from time to time.

Unit	Permanent
* Number:	Parcel Number:
75	005-07D-23-159
76	005-07D-18-084
77	005-07D-23-156
78	005-07D-23-157
79	005-07D-18-088
80	005-07D-18-086

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