

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
ESTATES AT TREMONT CLUB CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ESTATES AT TREMONT CLUB CONDOMINIUM RECORDED AT INSTRUMENT NO. 200707240129358 OF THE FRANKLIN COUNTY RECORDS AND THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ESTATES AT TREMONT CLUB CONDOMINIUM RECORDED AT INSTRUMENT NO. 201407170091754.

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
ESTATES AT TREMONT CLUB CONDOMINIUM**

WHEREAS, the Declaration of Condominium Ownership for Estates at Tremont Club Condominium (the "Declaration") was recorded at Franklin County Records Instrument Number 200707240129358, and

WHEREAS, Section 5311.05(E)(1)(a) of the Ohio Revised Code authorizes the Board of Directors, without a vote of the Unit Owners, to amend the Declaration "to meet the requirements of institutional mortgages, guarantors and insurers of first mortgage loans, the federal national mortgage association, the federal home loan mortgage corporation, the federal housing administration, the veterans administration, and similar institutions," and

WHEREAS, the Board of Directors approved the following matter to be modified (the "Amendment") to bring the Declaration into compliance with Ohio Revised Code Chapter 5311 and the requirements of the Federal Housing Administration, and/or federal law, and

WHEREAS, attached as Exhibit A is the certification of the Estates at Tremont Club Condominium Association's President and Treasurer that the amendment was adopted in accordance with the provisions in the Declaration, and

NOW THEREFORE, the Declaration of Condominium Ownership for Estates at Tremont Club Condominium is amended by the Board of Directors as follows:

INSERT a new PARAGRAPH to the end of DECLARATION ARTICLE III, SECTION 2(l), entitled "Renting and Leasing." Said new addition to be added on Pages 5-6 of the Declaration, as recorded at Franklin County Records, Instrument Number 200707240129358, and as amended at Instrument No. 201407170091754, is as follows:

(7) Notwithstanding the above provisions of this Section 2(l), to comply with Federal Housing Administration requirements, at any given time a maximum of one Unit may be leased or rented without the need for any showing of a hardship or other exception to the leasing restriction in this Section 2(l). Such Unit cannot be leased for transient or hotel purposes or the leasing of the Unit to an


Occupant to whom customary hotel services (such as the furnishing of laundry and linen and room service) is maintained. The leasing of such Unit is subject to all other covenants and restrictions in the Declaration and Bylaws, and the rules, and any tenant and/or Occupant of such Unit is subject to all said covenants, restrictions, and rules as though the tenant and/or Occupant were the Unit Owner. The Board is granted the full power and authority to set rules and regulations regarding such rental, including but not limited to the ability to set procedures and priorities for wait-lists, as the Board deems necessary. For all other Units, all the restrictions of the Declaration and in this Section 2(l) regarding the rental of Units remain applicable.

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

The Estates at Tremont Club Condominium Association has caused the execution of this instrument this 24th day of November, 2015.

ESTATES AT TREMONT CLUB CONDOMINIUM ASSOCIATION

By: 
CLYDE SEIDLE, its President

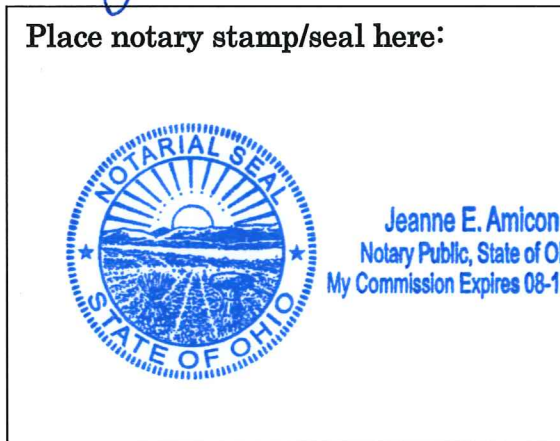
By: 
BARBARA CASH, its Treasurer

STATE OF OHIO)
)
COUNTY OF FRANKLIN) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Estates at Tremont Club Condominium Association, by its President and its Treasurer, who acknowledged that they did sign the foregoing instrument, on Page 3 of 5, and that the same is the free act and deed of said corporation and the free act and deed of them personally and as such officers.

I have set my hand and official seal in Franklin City, Ohio, this 24 day of November, 2015.

Jeanne E. Amicon
NOTARY PUBLIC



This instrument prepared by:
KAMAN & CUSIMANO, LLC.
Attorneys at Law
OfficePointe at Polaris
470 Olde Worthington Road, Suite 460
Columbus, Ohio 43082
(614) 882-3100
ohiocondolaw.com

EXHIBIT A

CERTIFICATION OF PRESIDENT AND TREASURER

The undersigned, being the duly elected and qualified President and Treasurer of the Estates at Tremont Club Condominium Association, certify that the Amendment was duly adopted in accordance with the provisions set forth in the Declaration for amendments.



CLYDE SEIDLE, President



BARBARA CASH, Treasurer

STATE OF OHIO)
) SS
COUNTY OF)

BEFORE ME, a Notary Public in and for said County, personally appeared the above named **CLYDE SEIDLE** and **BARBARA CASH** who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Franklin Cty, Ohio, this 24 day of November, 2015.



NOTARY PUBLIC

