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10/26/2005 09:12A
CONDO 64.00

John A Donofrio, Summit Fiscal Officer

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
OAK KNOLLS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR OAK KNOLLS CONDOMINIUM RECORDED AT VOLUME 5809, PAGE 115 ET SEQ., OF THE SUMMIT COUNTY RECORDS.

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

DATED Oct 25, 2005

BY: JOHN A. DONOFRIO
FISCAL OFFICER

By J. Taylor, Deputy Auditor



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CONDO 64.00

John A Donofrio, Summit Fiscal Officer

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
OAK KNOLLS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Oak Knolls Condominium (the "Declaration") and the Bylaws of Oak Knolls Condominium Unit Owners' Association (the "Bylaws"), Exhibit E to the Declaration, were recorded at Summit County Records Volume 5809, Page 115 et seq., and

WHEREAS, the Oak Knolls Condominium Unit Owners' Association (the "Association") is a corporation consisting of all Unit Owners in Oak Knolls Condominium and as such is the representative of all Unit Owners, and

WHEREAS, Paragraph 16 of said Declaration authorizes amendments to the Declaration and Bylaws, and

WHEREAS, Unit Owners representing at least 75% of the Association's voting power 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 75.361% of the Association's voting power as of October 5, 2005, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 75.361% of the Association's voting power authorizing the Association's officers to execute the Amendment on their behalf, and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the Association's President 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 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 Amendment, 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 Oak Knolls Condominium have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Oak Knolls Condominium is hereby amended by the following:

MODIFY BYLAWS ARTICLE II, SECTION 8, PARAGRAPH D. Said modification, to be made on Page 8 of the Bylaws, Exhibit E of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., is as follows (deleted language is crossed-out; new language is underlined):

D. borrow money, assign the Association's right to future income, including the right to receive common assessments and insurance proceeds, as collateral for any monies borrowed, and issue, sell, and/or pledge notes, bonds, and/or other evidences of indebtedness of the Association and execute related documents;

Any conflict between this provision and any other provision in the Declaration and Bylaws shall be interpreted in favor of this provision giving the Board, on behalf of the Association, the authority to assign assessments as collateral for a loan. 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 the court of common pleas within one year of the recording of the Amendment.

IN WITNESS WHEREOF, the said Oak Knolls Condominium Unit Owners' Association has caused the execution of this instrument this 17th day of October, 2005.

OAK KNOLLS CONDOMINIUM UNIT OWNERS' ASSOCIATION

By: *Diane Kavan*
DIANE KAVAN, its President

By: *Laura Gura*
LAURA GURA, its Secretary



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CONDO 54.00

STATE OF OHIO)
COUNTY OF Cuyahoga) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Oak Knolls Condominium Unit Owners' Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 3 of 6, 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 Cleveland, Ohio, this 17th day of October, 2005.


NOTARY PUBLIC

Anne Marie Villnuve - Notary Public
State of Ohio - Cuyahoga County
Commission Expires: March 1, 2010

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


John A Donofrio, Summit Fiscal Officer

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CONDO 64.00

EXHIBIT A

AFFIDAVIT

STATE OF OHIO)

COUNTY OF Cuyahoga)

SS

DIANE KAVAN, being first duly sworn, states as follows:

1. She is the duly elected and acting President of the Oak Knolls Condominium Unit Owners' Association.
2. She caused copies of the Amendment to the Declaration of Condominium Ownership for Oak Knolls Condominium 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.
3. Further affiant sayeth naught.



 DIANE KAVAN, President



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BEFORE ME, a Notary Public, in and for said County, personally appeared the above named DIANE KAVAN 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 Cleveland, Ohio, this 17th day of October, 2005.



 NOTARY PUBLIC

Anne Marie Villnuve - Notary Public
 State of Ohio - Cuyahoga County
 Commission Expires: March 1, 2010

EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Oak Knolls Condominium Unit Owners' Association, 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 Amendment to the Declaration of Condominium Ownership for Oak Knolls Condominium.

NONE


LAURA GURA, Secretary



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CONDO 64.00

STATE OF OHIO)
COUNTY OF Cuyahoga)

SS

BEFORE ME, a Notary Public in and for said County, personally appeared the above named LAURA GURA 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 in Cleveland, Ohio, this 17th day of October, 2005.


NOTARY PUBLIC

Anne Marie Villnuve - Notary Public
State of Ohio - Cuyahoga County
Commission Expires: March 1, 2010

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CONDO 72.00

John A Donofrio, Summit Fiscal Officer

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
OAK KNOLLS CONDOMINIUM

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

DATED: Feb 4, 2005

BY: JOHN A. DONOFRIO

FISCAL OFFICER

By D. Tafa, Deputy Auditor



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CONDO 72.00

John A Donofrio, Summit Fiscal Officer

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
OAK KNOLLS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Oak Knolls Condominium (the "Declaration") and the Bylaws of Oak Knolls Condominium Unit Owners' Association (the "Bylaws"), Exhibit E to the Declaration, were recorded at Summit County Records Volume 5809, Page 115 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 as permitted by Chapter 5311 of the Ohio Revised Code and the Declaration of Condominium Ownership for Oak Knolls Condominium have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Oak Knolls 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 PARAGRAPH 7, SECTION D entitled "Service of Process," in its entirety. Said deletion is to be made on Page 13 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq.

INSERT a new DECLARATION PARAGRAPH 7, entitled "Service of Process." Said addition, to be made on Page 13 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., is as follows:



John A Donofrio, Summit Fiscal Officer

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 SECTION C, entitled "Enforcement Assessments," to the end of DECLARATION PARAGRAPH 17. Said new addition, to be added on Page 38 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 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 PARAGRAPH 9, SECTION B, entitled "Lien of Association." Said new addition, to be added on Page 17 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 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 PARAGRAPH 11, SECTION L, entitled "Rental of Units." Said new addition, to be added on Page 24 of the Declaration, as amended at Summit County Records, Volume 6478, Page 227 et seq., 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



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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 DECLARATION PARAGRAPH 9, SECTION A, entitled "Division of Common Profits and Common Expenses." Said new addition, to be added on Page 16 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., 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:

- (1) First, to interest owed to the Association;
- (2) Second, to administrative late fees owed to the Association;
- (3) Third, to collection costs, attorney's fees, and paralegal fees incurred by the Association; and
- (4) 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 SECTION D, entitled "Suspended Rights," to DECLARATION PARAGRAPH 17. Said new addition, to be added on Page 38 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., is as follows:

D. Suspended Rights. 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 5, entitled "Special Services." Said new addition, to be added on Page 16 of the Bylaws, Exhibit E of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., 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.



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(11) INSERT a new SECTION M, entitled "Owner/Resident Information," to DECLARATION PARAGRAPH 11. Said new addition, to be added on Page 24 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., is as follows:

M. 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 E of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 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 17 of the Bylaws, Exhibit E of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 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 BYLAWS ARTICLE II, SECTION 8, PARAGRAPH I and INSERT new PARAGRAPHS (1), (2), (3), (4) and (5), thereafter. Said new additions to be added on Page 8 of the Bylaws, Exhibit E of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 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:



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John A Donofrio, Summit Fiscal Officer

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

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

(5) 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.

IN WITNESS WHEREOF, the said Oak Knolls Condominium Unit Owners' Association has caused the execution of this instrument this 21st day of January, 2005

OAK KNOLLS CONDOMINIUM UNIT OWNERS' ASSOCIATION

By: Diane Kavan
DIANE KAVAN, its President

STATE OF OHIO)
)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Oak Knolls Condominium Unit Owners' Association, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Sagamore Hills Ohio, this 26th day of January, 2005

Marie Turcotte
NOTARY PUBLIC

MARIE MARIE TURCOTTE
Notary Public, State of Ohio, Cuy. Co.
My Commission Expires May 25, 2003


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John A Donofrio, Summit Fiscal Officer

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

Manager
stat reg - gas
Oct. 7, D pg 13

OAK KNOLLS CONDOMINIUM
INFORMATION SHEET FOR STATUTE AMENDMENTS

✓ AMENDMENT 1-A ENFORCEMENT ASSESSMENTS Need it? YES/NO
Insert a new Section C, at Declaration Article 17
(Remedies for Violation), Page 38

✓ AMENDMENT 1-B LIEN FILING FOR ENFORCEMENT Need it? YES/NO
Insert a new 2nd paragraph to the end of Declaration Article 9
Section B (Lien of Association), Page 17

✓ AMENDMENT 1-C EVICT TENANTS Need it? YES/NO
Insert a new Paragraph to the end of Declaration Article 11
Section B (L), as amended (Rental of Units), Page 24

✓ AMENDMENT 2 APPLICATION OF PAYMENTS Need it? YES/NO
Insert a new 2nd paragraph to the end of Declaration Article 9
Section A, Page 16

✓ AMENDMENT 3 SUSPEND VOTING/USE Need it? YES/NO
Insert a new Section D, at Declaration Article 17
(Remedies for Violation), Page 38

✓ AMENDMENT 4 OWNER CHARGES FOR COPIES/RESALE CERTIFICATES Need it? YES/NO
(Special Services)
Insert a new 2nd Paragraph to the end of Bylaws Article IV
Section 5, Page 16

✓ AMENDMENT 5 OWNER/RESIDENT INFORMATION TO BOARD Need it? YES/NO
Insert a new Section B (M), at Declaration Article 11
(Restrictions), Page 24

✓ AMENDMENT 6 SPOUSE ON BOARD Need it? YES/NO
Amend the _____ sentence of Bylaws Article _____
Section _____ (Board Qualifications), Page _____ / insert
a new 2nd and 3rd sentence
Deleted reference to developer

✓ AMENDMENT 7 ELECTRONIC MEETINGS Need it? YES/NO
Insert a new 2nd sentence to Bylaws Article II
Section 5 (Regular Meetings), Page 6

✓ AMENDMENT 8 COMMON PROFITS Need it? YES/NO
Insert a new sentence to the end of Bylaws Article V
Section 1 (Preparation of Budget), Page 17

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
OAK KNOLLS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR OAK KNOLLS CONDOMINIUM RECORDED AT VOLUME 5809, PAGE 115 ET SEQ. OF THE SUMMIT COUNTY RECORDS.

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

DATED: 12/11/12

BY: KRISTEN M. SCALISE CPA, CFE
FISCAL OFFICER

By: Katie Mancino
Katie Mancino



Kristen Scalise, Summit Co Fiscal Office

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AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
OAK KNOLLS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Oak Knolls Condominium (the "Declaration") was recorded at Summit County Records Volume 5809, Page 115 et seq., and

WHEREAS, the Oak Knolls Condominium Unit Owners' Association (the "Association") is a corporation consisting of all Unit Owners in Oak Knolls and as such is the representative of all Unit Owners, and

WHEREAS, Declaration Paragraph 16 authorizes amendments to the Declaration, 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 75.458% of the Association's voting power as of November 16, 2012, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 75.458% of the Association's voting power authorizing the Association's officers to execute the Amendment on their behalf, and

WHEREAS, attached hereto 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 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 Amendment, 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 Oak Knolls Condominium is hereby amended by the following:

INSERT THREE new PARAGRAPHS to DECLARATION PARAGRAPH 9, SECTION A entitled "Division of Common Profits and Common Expenses. Said new addition, to be added on Page 16 of the Declaration, as recorded at Summit County Records, Volume 5809, Page 115 et seq., is as follows:

Unit Owners are currently billed directly for any sewer assessment. Though not a Common Expense, upon the recording of this Amendment with the Summit County Fiscal Office, the Association shall have the authority to act as an agent for each Unit Owner and have the sewer assessment for each Unit Owner charged directly to the Association in one lump sum each calendar quarter. Upon receipt of said sewer assessment, the Association shall pay the sewer assessment and in turn assess each Unit Owner in equal portions for said assessment. The Unit Owner's equal portion may be included as a line item on the Unit Owner's monthly maintenance fee statement or in a separate statement mailed to the Unit Owner. Unit Owners shall continue to be responsible to pay any water, sewer, or other governmental fees/assessments that are charged directly to the Unit Owners.

All Unit Owners' sewer assessment accounts must be paid in full prior to the Association being directly charged in one lump sum each calendar quarter. The Association will pay all outstanding individual Unit Owner(s) sewer assessments in full; in turn the Association will apply the outstanding sewer assessment to that Unit Owner(s) account(s).

Any sewer assessment not paid within 10 days of the date due shall be considered delinquent and subject to collection action as provided for in the Declaration, Bylaws, and Association's policies and procedures, including but not limited to Paragraph 9, Section B of the Declaration.

Any conflict between the above provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this amendment permitting the Association to be the Unit Owners' agent for receiving and paying the quarterly sewer assessment and in turn assessing the Unit Owners in equal portions for the assessment each calendar quarter. The invalidity of any part of the above provision shall 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 Owner 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 Oak Knolls Condominium Unit Owners' Association has caused the execution of this instrument this 30 day of November, 2012.

OAK KNOLLS CONDOMINIUM UNIT OWNERS' ASSOCIATION

By: *Laura Gura, President*
LAURA GURA, its President

By: *Richard Heck, III*
RICHARD HECK, III, its Secretary



STATE OF OHIO)
)
COUNTY OF Summit) SS


BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Oak Knolls Condominium Unit Owners' Association, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Stow, Ohio, this 30th day of November, 2012.

Ronald Lindeen
NOTARY PUBLIC

Place notary stamp/seal here:

Ronald Lindeen
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 03/24/2015



Ronald Lindeen
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 03/24/2015

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

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Kristen Scalise, Summit Co Fiscal Office

EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
COUNTY OF Summit) SS

LAURA GURA, being first duly sworn, states as follows:

1. She is the duly elected and acting President of the Oak Knolls Condominium Unit Owners' Association.
2. She 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.
3. Further affiant sayeth naught.

Laura Gura, President

 LAURA GURA, President

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named LAURA GURA 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 30th day of November, 2012.

Ronald Lindeen

 NOTARY PUBLIC

Place notary stamp/seal here:

Ronald Lindeen
 Resident Summit County
 Notary Public, State of Ohio
 My Commission Expires: 03/24/2015


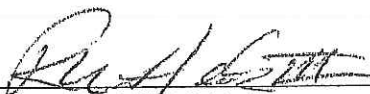


EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Oak Knolls Condominium Unit Owners' Association, 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 Amendment to the Declaration.

NONE




RICHARD HECK, III, Secretary

STATE OF OHIO)
)
COUNTY OF Summit) SS

BEFORE ME, a Notary Public in and for said County, personally appeared the above named **RICHARD HECK, III** 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 30th day of November, 2012.



NOTARY PUBLIC

Place notary stamp/seal here:

Ronald Lindean
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 03/24/2015

