

OR2009-139

COUNTY OF SUMMIT
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Under seal
of 2/24/89
Pg 827

OR2009-140

**RESOLUTION OF AMENDMENT TO
THE ARBORETUM AT GREENWOOD CONDOMINIUM
OWNERS' ASSOCIATION DECLARATION AND BYLAWS**

WHEREAS, the Declaration of Condominium Ownership, together with Drawings, Bylaws and Management Agreement for The Arboretum at Greenwood Condominium Owners' Association (hereinafter referred to as Association) was filed on November 9, 1989, at Official Records Volume 364, Pages 1 to 90, of the Deed Records, and the Drawings are recorded in Cabinet E, Slides 810 to 827 inclusive of the Condominium Map 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 June 7, 1995, to amend certain portions of the Declaration and Bylaws; and

WHEREAS, any amendment of the Declaration and Bylaws acknowledged by the Declarant...

OR2009- 141

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 B.

IN WITNESS WHEREOF, The Arboretum at Greenwood Condominium Owners' Association, by and through its President and Secretary, set their hands this 2th day of June, 1995.

THE ARBORETUM AT GREENWOOD
CONDOMINIUM OWNERS' ASSN.

Signed in the presence of:

Christina J. [Signature]

Joseph Zeilinski
Joseph Zeilinski, President

OR2009- 142

STATE OF OHIO)
) SS:
COUNTY OF Summit)

AFFIDAVIT

Edward Popemek being first duly sworn, deposes and says:

1. That he is the Secretary of The Arboretum at Greenwood Condominium Owners' Association;
2. That a copy of the within Amendment to the Declaration of Condominium Ownership and Bylaws has been mailed to all unit owners and all known first mortgagees of Units;
3. That as of July 24, 1995, the following mortgagees have consented to the

within Amendment:

1. Countrywide Funding Corporation
- Countrywide Funding Association

.OR2009-113

THE ARBORETUM AT GREENWOOD CONDOMINIUM OWNERS' ASSOCIATION

Article XVI, (B) No unit 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 to a specified renter for a period not less than four (4) consecutive months nor more than a total of twenty-four (24) consecutive months, provided said lease is made subject to the covenants and restrictions of this Declaration. The foregoing restriction on leasing shall not apply to unit owners who are leasing units prior to its effectiveness. 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 less than thirty 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 or more persons 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

