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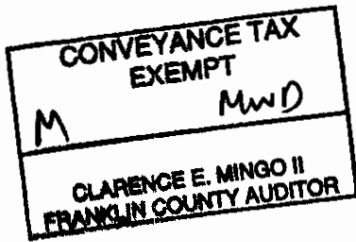
JUN 05 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



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Terry J. Brown
Franklin County Recorder



AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
CORONADO WOODS CONDOMINIUM NO. 1

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR CORONADO WOODS CONDOMINIUM
NO. 1 RECORDED AT VOLUME 3383, PAGE 26 ET SEQ. OF THE FRANKLIN
COUNTY RECORDS.

**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
CORONADO WOODS CONDOMINIUM NO. 1**

WHEREAS, the Declaration of Condominium Ownership for Coronado Woods Condominium No. 1 (the "Declaration") and the Bylaws of Coronado Woods Association, attached to and made part of the Declaration, were recorded at Franklin County Records Volume 3383, Page 26 et seq., and

WHEREAS, Section 5311.05(E)(1) of the Ohio Revised Code authorizes the Board of Directors, without a vote of the Unit 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 Coronado Woods Condominium No. 1 have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Coronado Woods Condominium No. 1 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" will 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" will be replaced with the term "Limited Common Elements."
- (3) All references in the Declaration and Bylaws to the term "Board of Trustees" will be replaced with the term "Board of Directors."
- (4) **DELETE DECLARATION ARTICLE VIII, entitled "AGENT FOR SERVICE,"** in its entirety. Said deletion is to be made on Page 8 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq.

INSERT a new DECLARATION ARTICLE VIII, entitled "AGENT FOR SERVICE." Said new addition to be added on Page 8 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq., is as follows:

ARTICLE VIII

AGENT FOR SERVICE

The person to receive service of process for the Association will 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 DECLARATION ARTICLE XIII, SECTION 4, entitled "Enforcement Assessments."** Said new addition, to be added on Page 11 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq., is as follows:

Section 4. Enforcement Assessments.

In accordance with Ohio Revised Code Section 5311.081(B)(12), the Board will 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 ARTICLE XI.** Said new addition, to be added on Page 11 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 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 DECLARATION ARTICLE XIII, SECTION 5, entitled "Eviction of Tenants."** Said new addition, to be added on Page 11 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq., is as follows:

Section 5. Eviction of Tenants.

In accordance with Ohio law, the Association may initiate eviction proceedings to evict any tenant, for any violation of the Declaration, Bylaws, rules and regulations, or applicable laws, by the tenant, any occupant of the Unit, or the owner of the Unit. The action will be brought by the Association, as the Unit Owner(s)'s agent, in the name of the Unit Owner(s). In addition to any procedures required by State law, the Association will give the Unit Owner(s) at least 10 days written notice of the intended eviction action. The costs of any eviction action, including reasonable attorneys' fees, will be charged to the Unit Owner(s) and the subject of a special Assessment against the offending Unit Owner and made a lien against that Unit.

(8) INSERT a new 3rd PARAGRAPH to the end of DECLARATION ARTICLE XI. Said new addition, to be added on Page 11 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq., is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(2), the Association will 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 DECLARATION ARTICLE XIII, SECTION 6, entitled "Special Services." Said new addition, to be added on Page 11 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq. is as follows:

Section 6. Special Services.

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.

(10) INSERT a new DECLARATION ARTICLE XIII, SECTION 7, entitled "Owner/Resident Information." Said new addition, to be added on Page 11 of the Declaration, as recorded at County Records, Volume 3383, Page 26 et seq., is as follows:

Section 7. Owner/Resident Information.

In accordance with Ohio Revised Code Section 5311.09(A)(2) and (3), each Unit Owner will, within 30 days of the recording of this Amendment or within 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 Unit Owner. Any change in the information will be provided to the Board, in writing, within 30 days of said change.

(11) MODIFY the 1st SENTENCE of BYLAWS ARTICLE IV, SECTION 1, and INSERT TWO NEW SENTENCES thereafter. Said modification, to be made on Page 3 of the Bylaws, attached to and made part of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq., is as follows: (deleted language is crossed out; new language is underlined)

The affairs of this Association shall will be managed by a Board of ~~Trustees-Directors, who need not be members of the Association each of whom must be a Unit Owner or the spouse of a Unit Owner. That notwithstanding, no one Unit may be represented by more than one person on the Board at any one time. If a Unit Owner is not an individual, that Unit Owner may nominate for the Board of Directors any principal, member of a limited liability company, partner, director, officer, or employee of that Unit Owner.~~

(12) INSERT a new SENTENCE to the end of BYLAWS ARTICLE VI, SECTION 3, entitled "Quorum." Said new addition, to be added on Page 4 of the Bylaws, attached to and made a part of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 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 4th PARAGRAPH to the end of DECLARATION ARTICLE XI. Said new addition, to be added on Page 11 of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 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 PARAGRAPH (k) to BYLAWS ARTICLE VII, SECTION 1. Said new addition to be added on Page 5 of the Bylaws, attached to and made part of the Declaration, as recorded at Franklin County Records, Volume 3383, Page 26 et seq., is as follows:

(k) 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) Adopt rules that regulate the use or occupancy of Units, the maintenance, repair, replacement, modification, and appearance of Units, Common Elements, and Limited Common Elements when the actions regulated by those rules affect Common Elements or other Units;
- (5) Grant easements, leases, licenses, and concessions through or over the Common Elements;
- (6) Impose and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Unit Owners;
- (7) Enter a Unit for bona fide purposes when conditions exist that involve an imminent risk of damage or harm to Common Elements, another Unit, or to the health or safety of the occupants of that Unit or another Unit; and
- (8) Invest excess funds in investments that meet standards for fiduciary investments under Ohio law.

(9) Any conflict between the above provisions and any other provisions of the Declaration and Bylaws will be interpreted in favor of the above amendments. The invalidity of any part of the above provision does not impair or affect in any manner the validity or enforceability of the remainder of the provision. Upon the recording of these amendments, only Unit Owners of record at the time of such filing have standing to contest the validity of these amendments, 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 amendments.

The said Coronado Woods Association has caused the execution of this instrument this 24 day of MAY, 2014.

~~CORONADO WOODS ASSOCIATION~~

By:



LLOYD PORTER, its President

