

THIRD AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND ASSESSMENTS OF CORONADO WOODS
AND THIRD AMENDMENT TO THE ENABLING DECLARATIONS AND BY-LAWS,
AS AMENDED, OF CORONADO WOODS CONDOMINIUMS AND
CORONADO WOODS ASSOCIATION

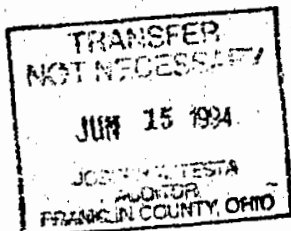
This Third Amendment to the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods and Third Amendment to the Enabling Declarations and By-Laws, as Amended, of Coronado Woods Condominiums and Coronado Woods Association, an Ohio corporation not for profit, is made on and as of this 15 day of June, 1994.

RECITALS

A. Coronado Woods Condominium (consisting of Coronado Woods Condominium No. 1 and Coronado Woods Condominium No. 2), is a residential condominium created and existing under and pursuant to Chapter 5311 of the Ohio Revised Code, the recording of the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods, recorded on November 23, 1973, in Deed Book Vol. 3382 at page 636 (the "Declaration of Restrictions"), the recording of the Enabling Declaration, By-Laws and Drawings Creating and Establishing a Plan for Condominium Ownership for Coronado Woods Condominium No. 1, recorded November 3, 1973, in Deed Book Vol. 3383 at page 26 (the "Condominium Declaration"), the filing of the Articles of Incorporation of the Coronado Woods Association with the Ohio Secretary of State, the recording of the By-Laws of Coronado Woods Association as an attachment to the Condominium Declaration (the "By-Laws"), the recording of the Drawings of Coronado Woods Condominium No. 1 in Condominium Plat Book 2, pages 723 through 744 (the "Drawings"), the recording of the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods and Enabling Declaration, By-Laws and Drawings Creating and Establishing a Plan for Condominium Ownership for
(continued next page)

Certificate of Auditor

A copy of this Third Amendment to the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods and Third Amendment to the Enabling Declarations and By-Laws, as Amended, of Coronado Woods Condominiums and Coronado Woods Association was filed with this office on June 15, 1994



Joseph Testa
Franklin County Auditor

Thomas M. Lang
Deputy Auditor

TIME

RECORDED FRANKLIN CO., OHIO

2 3 1 P.M.

JUN 15 1994

RICHARD B. METCALF, RECORDER

RECORDER'S FEE \$ 25.00

OVERLEAD

Coronado Woods Condominium No. 2, recorded on September 22, 1978, in Deed Book Vol. 3684 at page 130, (the "First Amendment"), the recording of the Drawings for Coronado Woods Condominium No. 2 in Condominium Plat Book 4, pages 274 through 284 (a part of the "Drawings"), and the recording of the Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods and Enabling Declaration, By-Laws and Drawings Creating and Establishing a Plan for Condominium Ownership for Coronado Woods Condominium No. 2, recorded on November 13, 1992 in Official Records Vol. 21013 at page J-01 (the "Second Amendment"), all recording references being to the records of the Recorder of Franklin County, Ohio (hereinafter, all of the foregoing instruments shall be collectively referred to as the "Governing Documents").

B. On May 5, 1981 certain officers of the Coronado Woods Association (the "Association"), caused the preparation and recording of instruments entitled the "Revised Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods," and the "Amended By-Laws of (Code of Regulations) Coronado Woods Association," in Official Records Volume 827, pages E-07 through F-12, records of the Recorder of Franklin County, Ohio. These instruments shall hereinafter be referred to as the "Revised/Amended Documents."

C. The Revised/Amended Documents are thought to be defective and of questionable validity and effectiveness for many reasons, including (but not limited to) the lack of witnesses to the signatures, a discrepancy between the identity of the purported Declarant and the party or parties signing the document, a lack of any signatures on the Amended By-Laws, and for several other reasons. Recently, the Federal Housing Administration refused to participate in the financing of a unit in the condominiums because of the defects and deficiencies in the Revised/Amended Documents, and at least one title insurance company has questioned the insurability of title to the units of the condominiums, solely because of the defects or perceived defects of these Revised/Amended Documents.

D. Pursuant to Article XI, Section 1 of the Declaration of Restrictions, pursuant to Article XII of the Condominium Declaration, pursuant to Article XII of the By-Laws, and pursuant to the same provisions of the Revised/Amended Documents, those documents can be amended by the affirmative vote of unit owners of the Association, as they may be constituted from time to time, exercising not less than seventy-five percent (75%) of the voting power of the Association, at a duly called and noticed meeting of the members of the Association.

E. In order to eliminate the problems described in paragraphs B and C above, and in order to affirm and reaffirm the effectiveness of the Governing Documents, as those documents were originally recorded, at a duly constituted meeting of the unit owners and members of the Association at which a quorum was present in person or by proxy, by voting in favor of the adoption hereof by a vote of not less than seventy-five percent (75%) of the unit owners of the condominiums and each condominium, who also constitute not less than seventy-five percent (75%) of the voting power of the Association, duly adopted this Third Amendment to the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods and Third Amendment to the Enabling Declarations and By-Laws, as Amended, of Coronado Woods Condominiums and Coronado Woods Association, to be effective upon the filing of this document with the Auditor and the Recorder of Franklin County, Ohio.

F. This Third Amendment to the Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods and Third Amendment to the Enabling Declarations and By-Laws, as Amended, of Coronado Woods Condominiums and Coronado Woods Association does not in any way enlarge, diminish, or change the size, location, composition, scope or extent of any common areas and facilities of the condominium or condominiums, nor the unit designation of any unit, nor any unit's interest in the Common Areas and Facilities or recreation areas, nor is any change made to the Drawings, leaving all of the Governing Documents unaffected by the adoption of this amendment, and continuing in full force and effect.

AMENDMENT

NOW THEREFORE, in accordance with the foregoing recitals, all of which are incorporated in this amendment by this reference, the undersigned officers of the Association hereby certify that at a duly called and noticed meeting of the Association, at which a quorum was present, not less than seventy-five percent (75%) of the unit owners in the condominiums and each condominium, also constituting more than seventy-five percent (75%) of the total voting power of the Association, adopted the following amendment to rescind, cancel, and render void and ineffective the Revised/Amended Documents, as follows:

1. The Revised/Amended Documents, consisting of the "Revised Declaration of Covenants, Conditions, Restrictions and Assessments of Coronado Woods" and the "Amended By-Laws of (Code of Regulations) Coronado Woods Association," recorded on May 5, 1981, in Official Records Volume 827, pages E-07 through F-12, records of the Recorder of Franklin County, Ohio are hereby rescinded, canceled, discharged and declared to be null, void and of no meaning, force or effect. All other terms and provisions of the Governing Documents are hereby restated and shall continue to be in full force and effect, unaffected by the terms of the Revised/Amended Documents, or hereby.

IN WITNESS WHEREOF, the undersigned President and Secretary of Coronado Woods Association have executed this amendment and certificate and affirm the adoption of the amendment as described above, on or as of this 15 day of June, 1994.

Signed and acknowledged by both
in the presence of:

Coronado Woods Association

Chris Blosser

Chris Blosser

by Billy M. Collins
Billy M. Collins, President

John Shannon
John Shannon

and by Carol D. Collins
Carol D. Collins, Secretary

State of Ohio
County of Franklin, SS:

The foregoing instrument was executed before me on this 15 day of June, 1994, by Coronado Woods Association by Billy M. Collins, the President, and Carol D. Collins, the Secretary, as such officers and on behalf of the corporation, who certified and affirmed the

26727E08

adoption of the foregoing amendment, and that they signed the foregoing as each of their free and voluntary act and deed and the free and voluntary act and deed of the corporation.

Christopher Blosser
Notary Public



CHRISTOPHER L. BLOSSER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 16, 1997

This instrument prepared by William L. Loveland, Loveland & Brosius, 50 West Broad Street, Suite 1016, Columbus, Ohio 43215.