Instrument Number: 201607200093600
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Terry J. Brown
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov
FranklinCountyRecorderTerryBrown @RecorderBrown

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Mail	Mail Envelope
First Grantor: DUBLIN GREEN CONDO OWNERS ASSN INC	**First Grantee:** DUBLIN GREEN CONDO OWNERS ASSN INC

Fees:	
Document Recording Fee:	$28.00
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Instrument Number: 201607200093600
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JUL 19 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO
CONVEYANCE TAX
EXEMPT
M MWD

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

AMENDMENTS TO THE

DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

DUBLIN GREEN CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR DUBLIN GREEN CONDOMINIUM RECORDED AT VOLUME 27265, PAGE C04 ET SEQ. OF THE FRANKLIN COUNTY RECORDS.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
DUBLIN GREEN CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Dublin Green Condominium (the "Declaration") and the Bylaws of Dublin Green Condominium Owners' Association, Inc. (the "Bylaws"), Exhibit D to the Declaration, were recorded at Franklin County Records, Volume 27265, Page C04 et seq., and

WHEREAS, the Dublin Green Condominium Owners' Association, Inc. (the "Association") is a corporation consisting of all Unit Owners in Dublin Green Condominium and as such is the representative of all Unit Owners, and

WHEREAS, Declaration Article 12, Section 12.2 authorizes amendments to the Declaration and Bylaws, and

WHEREAS, Unit Owners representing at least 75% of the Association's current voting power have executed instruments in writing setting forth specifically the matters to be modified (the "Amendments"), and

WHEREAS, the Association has in its records the signed, written consents to the Amendments B and E signed by Unit Owners representing 77% of the Association's voting power as of June 7, 2016, and

WHEREAS, the Association has in its records the power of attorney signed by Unit Owners representing 77% of the Association's voting power authorizing the Association's officers to execute Amendments B and E on their behalf, and

WHEREAS, attached as Exhibit A is an Affidavit of the Association's President stating that Unit Owners entitled to exercise at least 75% of the Association's total voting power approved the Amendments, and

WHEREAS, attached as Exhibit B is a certification from the Association's Secretary as to the consenting mortgagees, on the records of the Association, to the Amendments, and

WHEREAS, the proceedings necessary to amend the Declaration and Bylaws as required by Chapter 5311 of the Ohio Revised Code and the Declaration and Bylaws have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Dublin Green Condominium is amended by the following:

AMENDMENT A

[Intentionally Left Blank - Amendment Proposal Still Pending]

AMENDMENT B

INSERT a new DECLARATION ARTICLE IV, SECTION 4.17, entitled "Residential Limitations Regarding Sex offenders." Said new addition to be added on Page 27 of the Declaration, as recorded at Franklin County Records, Volume 27265, Page C04 et seq., is as follows:

4.17 Residential Limitations Regarding Sex Offenders

No person who:

(a) is adjudicated or designated to be a sexual predator or a habitual sex offender by an appropriate court or law enforcement agency; and,

(b) is required to register with a designated registering agency under the laws of the State of Ohio pursuant to the Ohio Sex Offenders Act, or any similar laws or ordinances of the State of Ohio, any other state or federal jurisdiction, or any political subdivision of any of the foregoing, as the same may be from time to time amended, reside or occupy a residential Unit or enter upon the Condominium Property as a guest, visitor, employee, contractor of a Unit owner or occupant of any Unit.

The Association may enforce the provisions of this section by commencing an action to enjoin such person from occupying a Unit/and/or from coming on the Condominium Property; or to evict such person; or to levy enforcement charges against the Unit owner for the violation for this section; or any combination of the foregoing, and all costs in connection therewith, including attorneys and paralegal fees, shall be charged as a Special Individual Assessment against the Unit and the Owner of the Unit in which

the sexual offender resides or visits as a guest, employee or contractor.

(c) This foregoing residential limitation regarding sex offenders does not apply to any sexual offender who was convicted of his sexual offense prior to July 1, 2007 or the date that the Ohio legislature enacted R.C 2950.01 et seq. (aka, "Megan's Law.") which statute requires sexual offenders to register with the Franklin County Sheriff's Office.

Any conflict between this provision and any other provision of the Declaration and Bylaws shall be interpreted in favor of this amendment restricting certain sexual predators from the Condominium Property. 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 this amendment, only Unit owners of record at the time of such filing have standing to contest the validity of the 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.

AMENDMENT C

[Intentionally Left Blank - Amendment Proposal Still Pending]

AMENDMENT D

[Intentionally Left Blank - Amendment Proposal Still Pending]

AMENDMENT E

DELETE DECLARATION ARTICLE 15, entitled "Notices" in its entirety. Said deletion to be taken from Page 45 of the Declaration, as recorded at Franklin County Records, Volume 27265, Page C04 et seq.

INSERT A NEW DECLARATION ARTICLE 15, entitled "Notices." Said new addition to be added on Page 45 of the Declaration, as recorded at Franklin County Records, Volume 27265, Page C04 et seq., is as follows:

ARTICLE 15

Notices

All notices required or permitted by this Declaration and under the Bylaws, to the Association or the Board of Directors, must be in writing and sent by regular U.S. mail, first-class postage prepaid, to the Board of Directors or the Association at the address of the Condominium Property or to such other address as the Board of Directors may designate from time to time by notice in writing to all Unit owners. All notices to any Unit owner must be sent by one of the following methods: 1) hand-delivered, or 2) sent by regular U.S. mail, first-class postage prepaid to such Unit owner's Unit address, or 3) to such other address as may be designated by the Unit owner, in writing, to the Board of Directors, or 4) by electronic mail at an address designated by the Unit owner, in writing, to the Board of Directors. Any notice required or permitted to be given to any Occupant of a Unit other than a Unit owner will effectively be given if hand-delivered or sent by regular U.S. mail, first-class postage prepaid, to the Unit address.

Any conflict between this provision and any other provision of the Declaration and Bylaws shall be interpreted in favor of this amendment permitting notices by regular U.S. or electronic mail. 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 this amendment, only Unit owners of record at the time of such filing have standing to contest the validity of the 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 Dublin Green Condominium Owners' Association, Inc. has caused the execution of this instrument this 6th day of July, 2016.

DUBLIN GREEN CONDOMINIUM OWNERS' ASSOCIATION, INC.

By: Nancy Ludowise
NANCY LUDOWISE, its President

By: Anne Cronin
ANNE CRONIN, its Secretary

STATE OF OHIO)
) SS
COUNTY OF Franklin)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Dublin Green Condominium Owners' Association, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 5 of 8, 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.

I have set my hand and official seal in Columbus, Ohio, this 6th day of July, 2016.

Carole A. Rees
NOTARY PUBLIC

Place notary stamp/seal here:



Carole A. Rees
Notary Public, State of Ohio
My Commission Expires 09-29-2016

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

AFFIDAVIT

STATE OF OHIO)
) SS
COUNTY OF Franklin)

NANCY LUDOWISE, being first duly sworn, states as follows:

1. She is the duly elected and acting President of the Dublin Green Condominium Owners' Association, Inc.

2. The Association received the signed, written consents of Unit Owners representing at least 75% of the Association's total voting power in favor of the Declaration Amendments.

Nancy Ludowise
NANCY LUDOWISE, President

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named NANCY LUDOWISE who acknowledges that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Columbus, Ohio, this 6th day of July, 2016.

Carole A. Rees
NOTARY PUBLIC

Place notary stamp/seal here:



Carole A. Rees
Notary Public, State of Ohio
My Commission Expires 09-29-2016

EXHIBIT B

CERTIFICATION OF SECRETARY

STATE OF OHIO)
) SS
COUNTY OF Franklin)

ANNE CRONIN, the duly elected and acting Secretary of the Dublin Green Condominium Owners' Association, Inc., certifies that there is on file in the Association's records, the names of the following mortgagees who have consented to the proposed Amendment to the Declaration: None.

Anne Cronin
ANNE CRONIN, Secretary

BEFORE ME, a Notary Public in and for said County, personally appeared the above named ANNE CRONIN who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Columbus, Ohio, this 6th day of July, 2016.

Carole A. Rees
NOTARY PUBLIC

Place notary stamp/seal here:



Carole A. Rees
Notary Public, State of Ohio
My Commission Expires 09-29-2016