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Instrument Number: 202302150014875
Recorded Date: 02/15/2023 9:59:02 AM

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Walk-In

First Grantor:	**First Grantee:**
SPRING RUN CONDOMINIUM ASSN	SPRING RUN CONDOMINIUM

Fees:		**Instrument Number:** 202302150014875
Document Recording Fee:	$34.00	**Recorded Date:** 02/15/2023 9:59:02 AM
Additional Pages Fee:	$8.00	
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FEB 09 2023

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

AMENDMENT TO THE DECLARATION OF SPRING RUN CONDOMINIUM

Auditor's Certificate

This is to certify that a copy of this Amendment to the Declaration of Spring Run Condominium has been filed with the Auditor of Franklin County, Ohio, this 9 day of February, 2023.

AUDITOR OF FRANKLIN COUNTY, OHIO

By: _____

This Instrument prepared by Robin L. Strohm, Esq., Williams & Strohm, LLC, Attorneys at Law, 2 Miranova Place, Suite 380, Columbus, Ohio 43215-7047.

AMENDMENT TO THE DECLARATION OF SPRING RUN CONDOMINIUM

This Amendment to the Declaration of Spring Run Condominium is made this _____ day of _____, 2023.

RECITALS

A. Spring Run Condominium is a condominium created under Ohio's condominium law pursuant to the filing of a declaration of condominium recorded on August 18, 1989, in Official Record 13888 E-15, *et seq.*, Franklin County, Ohio Recorder's Office.

B. Pursuant to the provisions of Ohio Revised Code Chapter 5311.05 (E)(1)(c), the undersigned officers of the condominium hereby certify that the following amendment has been promulgated according to the terms of Ohio Revised Code Chapter 5311.05 (E)(1)(c), that a duly called and noticed meeting of the Board of Directors of the Association was held where a quorum of Directors was present, and that at least of majority of the Directors present voted in favor of the following amendment.

C. The purpose of the following amendment is to bring the Declaration and all amendments thereto into compliance with the legislation amending Ohio's condominium law, Ohio Revised Code Chapter 5311, which became effective on September 13, 2022.

D. NOW THEREFORE, the Declaration of Condominium of August 18, 1989, is amended to read as follows:

E. Article III, Section 4. Notice of Meetings., of the Bylaws shall be amended to read as follows:

"Written notice of each meeting of the Unit Owners shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, or *emailing a copy of the notice*, at least five (5) days before such meeting, to each Unit Owner entitled to vote thereat, addressed to the Unit Owner's *mailing* address or *email address* last appearing on the books of the Association, or supplied by such Unit Owner to the Association for the purpose of notice, or by delivering a copy of that notice at such address at least five (5) days before the meeting. *The Board has the authority to send meeting notices via email if the Board prefers to do so as long as the Board has received an email address from the Unit Owner for the purpose of sending such notices.* The notice shall specify the place, day, and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

F. All other provisions of the Declaration of August 18, 1989, and all amendments thereto not modified herein, shall remain in full force and effect. To the extent that this Amendment conflicts with any prior amendment, this Amendment shall control.

G. The effective date of this Amendment shall be the date of recording with the Franklin County Recorder.

IN WITNESS WHEREOF, the President and Secretary of Spring Run Condominium Association have hereunto set their hands this 23 day of January 2023.

Dinene Clark
President

DINENE CLARK
Printed

Jill A. Fetters
Secretary

Jill A. Fetters
Printed

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, personally appeared the above-named and Dinene Clark + Jill A Fetters, President and Secretary respectively and swore the signing hereof to be of their own free and voluntary act and that the same is true this 23 day of January, 2023.

HEATHER MORRIS - NOTARY PUBLIC
COMM EXP: MAY 24, 2027
STATE OF OHIO

NOTARY PUBLIC