

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
ROCKPORT COLONY CONDOMINIUMS

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ROCKPORT COLONY CONDOMINIUMS RECORDED AT OR 1244, PAGE 860 ET SEQ. OF THE SUMMIT COUNTY RECORDS.

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ROCKPORT COLONY CONDOMINIUMS WAS FILED IN THE OFFICE OF THE FISCAL OFFICER OF SUMMIT COUNTY, OHIO

DATED: _____

BY: _____
FISCAL OFFICER

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
ROCKPORT COLONY CONDOMINIUMS

WHEREAS, the Declaration of Condominium Ownership for Rockport Colony Condominiums (the "Declaration") and the Bylaws of Rockport Colony Condominium Owners Association, Inc., Exhibit D of the Declaration, were recorded at Summit County Records OR 1244, Page 860 et seq., and

WHEREAS, Section 5311.05(E)(1)(a) of the Ohio Revised Code authorizes the Board of Directors, without a vote of the Owners, to amend the Declaration "to meet the requirements of institutional mortgages, guarantors and insurers of first mortgage loans, the federal national mortgage association, the federal home loan mortgage corporation, the federal housing administration, the veterans administration, and similar institutions," and

WHEREAS, the Board of Directors approved the following matter to be modified (the "Amendment") to bring the Declaration into compliance with Ohio Revised Code Chapter 5311 and the requirements of the Federal Housing Administration, and/or federal law, and

NOW THEREFORE, the Declaration of Condominium Ownership for Rockport Colony Condominiums is amended by the Board of Directors as follows:

INSERT a new PARAGRAPH to the end of DECLARATION ARTICLE III, SECTION B(11), entitled "Rental of Units." Said new addition to be added on Page 6 of the Declaration, as recorded at Summit County Records, OR 1244, Page 860 et seq., and as amended at Instrument No. 54380142, and as further amended at Instrument No. 55195783, is as follows:

Notwithstanding the above provisions of this Section B(11), to comply with Federal Housing Administration requirements, at any given time a maximum of one Unit may be leased or rented without the need for any showing of a hardship or other exception to the leasing restriction in this Section B(11). Such Unit cannot be leased for transient or hotel purposes or the leasing of the Unit to an occupant to whom customary hotel services (such as the furnishing of laundry and linen and room service) is maintained. The leasing of such Unit is subject to all other covenants and restrictions in the Declaration

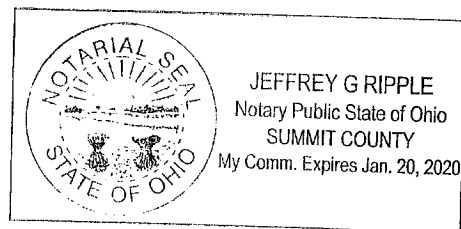
and Bylaws, and the Rules, and any tenant and/or occupant of such Unit is subject to all said covenants, restrictions, and Rules as though the tenant and/or occupant were the Owner. The Board is granted the full power and authority to set rules and regulations regarding such rental, including but not limited to the ability to set procedures and priorities for wait-lists, as the Board deems necessary. For all other Units, all the restrictions of the Declaration and in this Section B(11) regarding the rental of Units remain applicable.

Any conflict between the above provision and any other provisions of the Declaration and Bylaws will be interpreted in favor of the above amendment. Upon the recording of this amendment, only Owners of record at the time of such filing have standing to contest the validity of this 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 Rockport Colony Condominium Owners Association, Inc. has caused the execution of this instrument this 3rd day of MARCH, 2015.

ROCKPORT COLONY CONDOMINIUM OWNERS ASSOCIATION, INC.

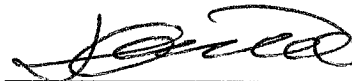
By: Linda Nichols, Pres.
LINDA NICHOLS, its President



STATE OF OHIO)
) SS
COUNTY OF SUMMIT)

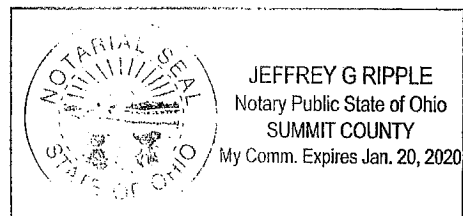
BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Rockport Colony Condominium Owners Association, Inc., by its President, who acknowledged that she did sign the foregoing instrument, on Page 3 of 4, and that the same is the free act and deed of said corporation and the free act and deed of her personally and as such officer/officers.

IN WITNESS WHEREOF, I have set my hand and official seal in SUMMIT, Ohio, this 3RD day of MARCH, 2015.



NOTARY PUBLIC

Place notary stamp/seal here:



This instrument prepared by:
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