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Instr: 200307090065066 07/09/2003
 P: 1 of 4 F: \$24.00
 Rick Campbell 11:19AM COND
 Stark County Recorder T20030037769

AMENDMENT TO
 DECLARATION OF CONDOMINIUM OWNERSHIP
 FOR
 BENTLEY COURT
 AND
 BYLAWS OF BENTLEY COURT
 CONDOMINIUM ASSOCIATION

This will certify that copies of this Amendment have been filed with the
 Office of the County Auditor, Stark County, Ohio

Date: July 9TH, 2003

Jant Weir Creighton
 Stark County Auditor

By: [Signature], deputy

This Instrument Prepared by:
 Valerie L. Tolbert, Attorney At Law
 ZOLLINGER, D'ATRI GRUBER, THOMAS & CO.
 P.O. Box 2985
 6370 Mt. Pleasant Street NW
 North Canton, Ohio 44720-0985
 (330) 497-2886

AMENDMENT TO DECLARATION OF
BENTLEY COURT CONDOMINIUM


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WHEREAS, on July 21, 1994, First Investment Group, an Ohio Partnership, hereinafter referred to as "Declarant", submitted certain premises in the Township of Jackson, County of Stark, State of Ohio to the provisions of Chapter 5311 of the Ohio Revised Code for Condominium Ownership by filing with the Stark County Recorder an instrument entitled "Declaration of Condominium Ownership for Bentley Court Condominium, and By-Laws of Bentley Court Condominium Association, (hereinafter referred to as the "Declaration"), which was recorded in the Stark County Records Office in Volume 1682, Page 155; and

WHEREAS, Declarant, also on July 21, 1994, filed with the Stark County Recorder as an Exhibit E to Declaration, an instrument entitled "By-Laws for Bentley Court Condominium Association" (hereinafter referred to as the "Bylaws") which were recorded in the Stark County Records Office in Volume 1682, Page 203; and

WHEREAS, Declarant, on October 2, 2000, filed with the Stark County Recorder's Office, the First Amendment to the Declaration of Condominium Ownership for Bentley Court Condominiums. In accordance with the Declaration, Declarant submitted additional property to the provision of the Declaration and to the provision of Chapter 5311 of the Ohio Revised Code for Condominium Ownership; and

WHEREAS, Article IX of the Declaration, states that the provisions of the Declaration and By-Laws may be amended by an instrument in writing setting forth specifically the item or items to be amended and/or any new matter to be added which instrument shall be a) duly authorized by the affirmative vote of those unit owners having at least seventy-five percent (75%) of the voting power of the Association and b) duly authorized by 51% of the eligible holder of first mortgage on units; and

WHEREAS, the Bentley Court Condominium Association, (hereinafter referred to as the "Association"), has decided to amend the Declaration to include a restriction regarding the use and occupancy of a unit.

NOW, THEREFORE, the Association and seventy-five percent (75%) of the voting power of the Association and 51% of the eligible holder of first mortgage on units, declare that the Declaration is hereby amended in accordance with provisions of Article IX in the following respects:

1. All of the terms used herein, which are defined in the Declaration, shall be interpreted to have the same meaning as defined in the Declaration.
2. Section 2(g) of Article III entitled "Purposes; Restrictions" is deleted in its entirety and replaced with the following provision:

(g) Renting and Leasing. No Unit shall be used as a rental unit or shall be leased to any person for any length of time.
3. Except as specifically amended hereinabove, all of the provisions of the Declaration, By Laws and the Drawings shall be and hereby are declared to remain in full force and effect.
4. The Association hereby certifies that a copy of this Amendment has been mailed or hand delivered to all unit owners affected by the amendment and all first mortgagees of units affected by this Amendment, and that unit owners having at least seventy-five percent (75%) of the voting power of the Association and at least fifty-one percent (51%) of the eligible holder of first mortgages on units, have affirmatively approved this Amendment.

WHEREOF, the Bentley Court Condominium Association has caused this instrument to be executed on this 26 day of Jun, 2003.

BENTLEY COURT CONDOMINIUM ASSOCIATION

By: Jordanus, its INTERIM PRESIDENT / TRUSTEE
By: Barbara Spear, its Trustee / Treasurer


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STATE OF OHIO)
COUNTY OF STARK) ss:


Before me, a Notary Public in and for said County and State aforesaid, personally appeared Bentley Court Condominium Association, by John Brendus, its RES. / TRUSTEE and Barb Spear, its TREASURER, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed individually and as such officers and the free act and deed of said Association.

GIVEN, under my hand and Notarial Seal this 26 day of Jun 03, 2003.

State of Ohio
County of Stark

Gail A. Davis
Notary Public

Exp. 10-29-2006


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