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Bryan A. Long Licking County Recorder

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
REDDINGTON VILLAGE CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR REDDINGTON VILLAGE CONDOMINIUM  
RECORDED AT INSTRUMENT NO. 200410110036734 OF THE LICKING  
COUNTY RECORDS.

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
REDDINGTON VILLAGE CONDOMINIUM

RECITALS

- A. The Declaration of Condominium Ownership for Reddington Village Condominium (the "Declaration") and the Bylaws of Reddington Village Condominium Owners' Association, Inc. (the "Bylaws"), Exhibit C the Declaration, were recorded at Licking County Records, Instrument No. 200410110036734.
- B. The Reddington Village Condominium Owners' Association, Inc. (the "Association") is a corporation consisting of all Unit Owners in Reddington Village Condominium and as such is the representative of all Unit Owners.
- C. Declaration Article XI(A) authorizes amendments to the Declaration and Bylaws Article VII, Section 10 authorizes amendments to the Bylaws.
- D. Unit Owners representing the Association's current voting power have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment").
- E. As of October 29, 2019, Unit Owners representing 77percent of the Association's voting power have signed and delivered to the Association written consents, along with powers of attorney, in favor of the Amendment and authorizing the Association's officers to execute the Amendment on their behalf.
- F. Attached as Exhibit A is an Affidavit of the Association's President stating that copies of the Amendment has been mailed or hand delivered to all Unit Owners and all first mortgagees on the records of the Association and that Unit Owners representing at least 75 percent of the Association's voting power affirmatively approved the Amendment, in writing.
- G. 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 Amendment.
- H. The Association has complied with the proceedings necessary to amend the Declaration and Bylaws, as required by Chapter 5311 of the Ohio Revised Code and the Declaration and Bylaws, in all material respects.

## AMENDMENT

The Declaration of Condominium Ownership for Reddington Village Condominium and the Bylaws of Reddington Village Condominium Owners' Association, Inc. are amended by the following:

INSERT a new BYLAWS ARTICLE IV, SECTION 1(L) entitled, "Special Services." Said new addition, to be added to Page 12 of the Bylaws, Exhibit C to the Declaration, as recorded at Licking County Records, Instrument No. 200410110036734, is as follows:

(L) Special Services. The Board may arrange for the provision of any special services and facilities for the benefit of such Unit Owners and Occupants as may desire to pay for same, including without limitation, services for cable, internet, telephone, and provision of other special services, or recreational, educational, or maintenance facilities and any concessions the Board desires. The Board will determine the cost and fees for any such special services and facilities, which may be charged directly to participating Unit Owners or Occupants as a special individual unit assessment, or paid as a Common Expense applicable to all Units through the annual operating assessment. If the Board enters into a contract for any such special services that applies to all the Units, the Board may restrict a Unit Owner from separately contracting for similar services from another provider or contractor.

Any conflict between this provision and any other provision in the Declaration and Bylaws will be interpreted in favor of this provision permitting the Association to contract for Special Services as the Board determines. 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 the filing have standing to contest the validity of this amendment, whether on procedural, substantive, or any other grounds. Any challenge to the validity of this amendment must be brought in the court of common pleas within one year of the recording of this amendment.





EXHIBIT A

AFFIDAVIT

STATE OF OHIO )  
 )  
COUNTY OF Licking ) SS

CRAIG L. THOM, being first duly sworn, states as follows:

1. He is the duly elected and acting President of the Reddington Village Condominium Owners' Association, Inc.
2. He has caused copies of the Amendment to the Declaration to be mailed to all Unit Owners and first mortgagees having bona fide liens of record against any Unit Ownerships of whose mortgage interests notice had been given to the Association.
3. The Association received the signed, written consents of Unit Owners representing 77 percent of the Association's voting power in favor of the Amendment to the Declaration in accordance with the provisions of Declaration Article XI(A) and caused such signed, written consents to be filed with the corporate records for Reddington Village Condominium Owners' Association, Inc.

*C. L. Thom*  
CRAIG L. THOM, its President

BEFORE ME, a Notary Public, in and for said County, personally appeared the above-named CRAIG L. THOM who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

I have set my hand and official seal this 19<sup>th</sup> day of November, 2019.

*Terry K. Fuller*  
NOTARY PUBLIC

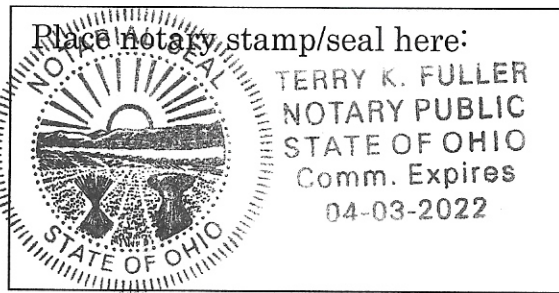
Place notary stamp/seal here:  

 TERRY K. FULLER  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Comm. Expires  
 04-03-2022

EXHIBIT B

CERTIFICATION OF SECRETARY

STATE OF OHIO )  
 )  
COUNTY OF Licking ) SS

MARTHA A. MCDONALD, the duly elected and acting Secretary of the Reddington Village Condominium Owners' Association, Inc., certifies there are no first mortgagees of record on file with the Association as no holders, insurers or guarantors of a first mortgage on a Unit have given the Association a written request to receive notice of certain actions or amendments, and so the Association has no such consents to the Amendment.

*Martha A. McDonald, Secretary*  
MARTHA A. MCDONALD, Secretary

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

I have set my hand and official seal this 19<sup>th</sup> day of November, 2019.

*Terry K. Fuller*  
NOTARY PUBLIC

