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BK 1962 PG 83-86

AMENDMENT TO THE
DECLARATION ESTABLISHING CONDOMINIUM PROPERTY
FOR
SELDOM SEEN ACRES CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION
ESTABLISHING CONDOMINIUM PROPERTY FOR SELDOM SEEN ACRES
CONDOMINIUM RECORDED AT OR BOOK 651, PAGE 976 ET SEQ. OF THE
DELAWARE COUNTY RECORDS.

**AMENDMENT TO THE
DECLARATION ESTABLISHING CONDOMINIUM PROPERTY FOR
SELDOM SEEN ACRES CONDOMINIUM**

RECITALS

- A. The Declaration Establishing Condominium Property for Seldom Seen Acres Condominium (the "Declaration") was recorded at Delaware County Records, OR Book 651, Page 976 et seq.
- B. The Seldom Seen Acres Condominium Association (the "Association") is a corporation consisting of all Unit Owners in Seldom Seen Acres Condominium and as such is the representative of all Unit Owners.
- C. Unit Owners has previously voted and approved of amendments to the Declaration, including the addition of Declaration Article IV, Section 17, and such amendments were recorded at Delaware County Records Book 1115, Page 1425 et seq., on April 20, 2012.
- D. Ohio Revised Code Section 5311.05(E)(1)(a) authorizes the Board of Directors (the "Board"), without a vote of the Unit 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."
- E. The Federal Housing Administration determined that Declaration Article IV, Section 17 does not comply with Federal Housing Administration regulations.
- F. 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.

AMENDMENT

The Declaration Establishing Condominium Property for Seldom Seen Acres Condominium is amended by the Board of Directors as follows:

DELETE DECLARATION ARTICLE IV, SECTION 17 entitled, "**Sexual Offenders,**" in its entirety. Said deletion, to be made on Page 8 of the Declaration, as recorded at Delaware County Records, Volume 0651, Page 0976 et seq., and as amended at Book 1115, Page 1425et seq.

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 Unit 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 Seldom Seen Acres Condominium Association has caused the execution of this instrument this 1 day of April, 2022.

SELDOM SEEN ACRES CONDOMINIUM ASSOCIATION

By: Cheryl L Sinden
Cheryl Sinden, its President

By: Nancy A. Wollenberg
Nancy A. Wollenberg, its Secretary

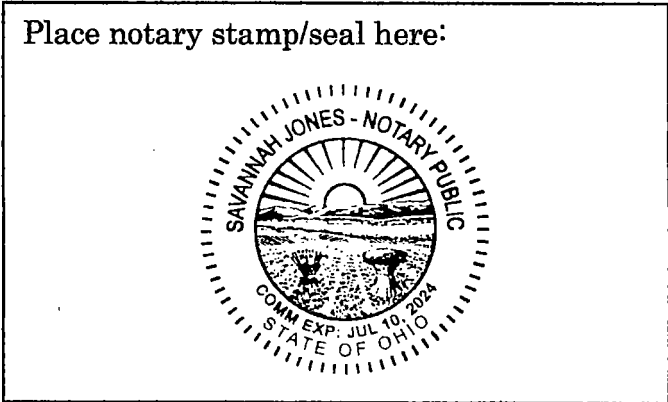
STATE OF OHIO)
)
COUNTY OF Delaware) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above-named Seldom Seen Acres Condominium Association, by its President and its Secretary, who acknowledged that they 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 each of them personally and as such officers.

I have set my hand and official seal this 1st day of April, 2022.



NOTARY PUBLIC



This instrument prepared by:
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