

CUYAHOGA COUNTY RECORDER
PATRICK J. O'MALLEY
DECL 12/20/2005 01:57:39 PM
200512200633

AMENDMENTS TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MERIDIAN CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE MERIDIAN
CONDOMINIUM RECORDED AT INSTRUMENT NO. 200303121011 OF THE
CUYAHOGA COUNTY RECORDS.

CUYAHOGA COUNTY RECORDER
200512200633 PAGE 1 of 6

AMENDMENTS TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MERIDIAN CONDOMINIUM

WHEREAS, the Amended and Restated Declaration of Condominium Ownership for The Meridian Condominium (the "Declaration") and the Bylaws of The Meridian Condominium, Inc. (the "Bylaws"), Exhibit B to the Declaration, were recorded at Cuyahoga County Records Instrument No. 200303121011 and

WHEREAS, Section 5311.05(E)(1) of the Ohio Revised Code, as amended on July 20, 2004, authorizes the Board of Directors, without a vote of the Owners, to amend the Declaration "to bring the Declaration in compliance with this Chapter," and

WHEREAS, the Board of Directors approved the following matters to be modified (the "Amendments") in order to bring the Declaration into compliance with Ohio Revised Code Chapter 5311, and

WHEREAS, the proceedings necessary to amend the Declaration and Bylaws as permitted by Chapter 5311 of the Ohio Revised Code and the Amended and Restated Declaration of Condominium Ownership for The Meridian Condominium have in all respects been complied with.

NOW THEREFORE, the Amended and Restated Declaration of Condominium Ownership for The Meridian Condominium is hereby amended by the Board of Directors as follows:

(1) All references in the Declaration and Bylaws to the term "Common Areas" or "Common Areas and Facilities" shall be replaced with the term "Common Elements."

(2) All references in the Declaration and Bylaws to the term "Limited Common Areas" or "Limited Common Areas and Facilities" shall be replaced with the term "Limited Common Elements."

(3) All references in the Declaration and Bylaws to the term "Board of Managers" shall be replaced with the term "Board of Directors."

(4) INSERT a new DECLARATION ARTICLE XVIII, SECTION F, entitled "Enforcement Assessments." Said new addition, to be added on Page 41 of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

C. Enforcement Assessments. In accordance with Ohio Revised Code Section 5311.081(B)(12), the Board shall have the authority to impose

interest and administrative late fees for the late payment of Assessments; impose returned check charges; and, in accordance with the procedure outlined in Ohio Revised Code Section 5311.081(C)(1), impose reasonable enforcement Assessments for violations of the Declaration, the Bylaws, and the rules of the Association, and reasonable charges for damage to the Common Elements.

(5) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ARTICLE XII, SECTION D, entitled "Lien of Association." Said new addition, to be added on Page 29 of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(1)(b), the Association has a lien upon each Unit's ownership interest for any unpaid interest, administrative late fees, enforcement Assessments, and collection costs, attorney's fees, and paralegal fees.

(6) INSERT a new PARAGRAPH (c) to the end of DECLARATION ARTICLE III, SECTION B(17), entitled "Leasing of Units." Said new addition, to be added on Page 9 of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011, is as follows:

In accordance with Ohio Revised Code Section 5311.19(B), the Association may initiate eviction proceedings, pursuant to Chapters 5321 and 1923 of the Revised Code, to evict a tenant. The action shall be brought by the Association, as the Unit Owner's Agent, in the name of the Unit Owner. In addition to any procedures required by Chapters 5321 and 1923 of the Revised Code, the Association shall give the Unit Owner at least ten days written notice of the intended eviction action. The costs of any eviction action, including reasonable attorney's fees, shall be charged to the Unit Owner and shall be the subject of a special Assessment against the offending Unit and made a lien against that Unit.

(7) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ARTICLE XII, SECTION A, entitled "General." Said new addition, to be added on Page 28 of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

In accordance with Ohio Revised Code Section 5311.18(A)(2), the Association shall credit payments made by a Unit Owner in the following order of priority:

- (1) First, to interest owed to the Association;
- (2) Second, to administrative late fees owed to the Association;
- (3) Third, to collection costs, attorney's fees, and paralegal fees incurred by the Association; and
- (4) Fourth, to the principal amounts the Unit Owner owes to the Association for the common expenses or enforcement Assessments chargeable against the Unit.

(8) INSERT a new 2nd PARAGRAPH to the end of DECLARATION ARTICLE XII, SECTION C, entitled "Failure to Pay Assessments When Due," Said new addition, to be added on Page 28 of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(18), when a Unit Owner is delinquent in the payment of Assessments for more than thirty (30) days, the Board may, by a majority vote, suspend the voting privileges of the owner and/or right of the occupants to use the recreational facilities.

(9) INSERT a new 2nd PARAGRAPH to the end of BYLAWS ARTICLE VIII, SECTION 4, entitled "Special Services." Said new addition, to be added on Page 14 of the Bylaws, Exhibit B of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

In accordance with Ohio Revised Code Section 5311.081(B)(15), the Board may impose reasonable charges to the Unit Owner for providing copies of the Declaration, Bylaws or amendments thereto as well as reasonable charges for the handling of re-financing and/or resale documentation, and/or statements of unpaid Assessments.

(10) INSERT a new DECLARATION ARTICLE III, SECTION B(21), entitled "Owner/Resident Information." Said new addition, to be added on Page 10 of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

(21) Owner/Resident Information. In accordance with Ohio Revised Code Section 5311.09(A)(2) and (3), each Unit Owner shall, within thirty (30) days of the recording of this Amendment or within thirty (30) days of title transferring to the Unit Owner, provide to the Association the Unit Owner's and/or all occupants' names, home and business mailing addresses, home and business telephone numbers, and the name, business address and business telephone number of any person who manages the Unit as an agent of that

Owner. Any change in the information shall be provided to the Board, in writing, within thirty (30) days of said change.

(11) INSERT a new 2nd SENTENCE to the end of BYLAWS ARTICLE III, SECTION 5, PARAGRAPH B, entitled "Regular Meetings." Said new addition, to be added on Page 6 of the Bylaws, Exhibit B of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011 is as follows:

In accordance with Ohio Revised Code Section 5311.08(A)(4)(a), any Board meeting may be held in person or by any method of communication, including electronic or telephonic communication, provided that each Board member can hear, participate and respond to every other Board member.

(12) INSERT a new PARAGRAPH K to BYLAWS ARTICLE III, SECTION 9, entitled "Powers and Duties," and INSERT new SUBPARAGRAPHS (1), (2) and (3), thereafter. Said new additions to be added on Page 8 of the Bylaws, Exhibit B of the Declaration, as recorded at Cuyahoga County Records, Instrument No. 200303121011, is as follows:

K. In accordance with Ohio Revised Code Section 5311.081(B), in addition to all other powers enumerated herein, the Board may exercise all powers of the Association, including the power to do the following:

- (1) Grant easements, leases, licenses, and concessions through or over the Common Elements;
- (2) Impose and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Unit Owners;
- (3) Invest excess funds in investments that meet standards for fiduciary investments under Ohio law.

(13) Any conflict between the above provisions and any other provisions of the Declaration and Bylaws shall be interpreted in favor of the above amendments. Upon the recording of these amendments, only Unit Owners of record at the time of such filing shall have standing to contest the validity of these amendments, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendments.

IN WITNESS WHEREOF, the said The Meridian Condominium, Inc., has caused the execution of this instrument this 14 day of December, 2005.

THE MERIDIAN CONDOMINIUM, INC.

By: David P. Byrnes
DAVID BYRNES, its President

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named The Meridian Condominium, Inc., by David Byrnes, its President, who acknowledged that he did sign the foregoing instrument, on Page 6 of 6, and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Lakewood, Ohio, this 14 day of December, 2005

LORREN E. PENSIG
Notary Public, State of Ohio, Cuyahoga Co.
My Commission Expires 10.12.2010

Lorren E. Pensig
NOTARY PUBLIC

This instrument prepared by:
KAMAN & CUSIMANO, Attorneys at Law
50 Public Square
600 Terminal Tower
Cleveland, Ohio 44113
(216) 696-0650