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 12/01/2004 2:20PM MLCHARLES T W  
 Robert G. Montgomery  
 Franklin County Recorder

**THIRD AMENDMENT TO THE DECLARATION AND BYLAWS  
 OF SUMMIT CHASE CONDOMINIUM**

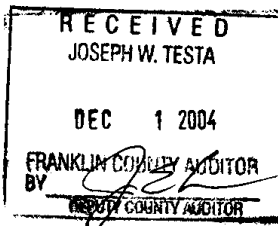
**Auditor's Certificate**

This is to certify that a copy of this Amendment to the Declaration of Summit Chase Condominium has been filed with the Auditor of Franklin County, Ohio, this 1st day of Dec., 2004.

AUDITOR OF FRANKLIN COUNTY, OHIO

Janet Lenning By Joseph W. Testa

This Instrument prepared by Charles T. Williams, Attorney at Law, 555 South Front, Suite 320, Columbus, Ohio 43215-5668.



**THIRD AMENDMENT TO THE DECLARATION AND BYLAWS  
OF SUMMIT CHASE CONDOMINIUM**

This Amendment to the Declaration of Summit Chase Condominium is made this 18<sup>th</sup>  
day of November, 2004.

**RECITALS**

A. Summit Chase Condominium is a condominium created under Ohio's condominium law pursuant to the filing of a Declaration of Condominium recorded on July 13, 1977, in Deed Book 3595, Page 179, *et seq.*; and as amended in Deed Book 3614, Page 127, *et seq.*, and in Official Record 18695, Page I-12, *et seq.*, Franklin County, Ohio.

B. Pursuant to the provisions of Ohio Revised Code Chapter 5311.05 (E)(1)(c), the undersigned officers of the condominium hereby certify that the following amendment has been promulgated according to the terms of Ohio Revised Code Chapter 5311.05 (E)(1)(c), that a duly called and noticed meeting of the Board of Directors of the Association was held where a quorum of Directors was present, and that at least of majority of the Directors present voted in favor of the following amendment.

C. The purpose of the following amendment is to bring the Declaration of Condominium of July 13, 1977, and all amendments thereto into compliance with the legislation amending Ohio's condominium law, Ohio Revised Code Chapter 5311, which became effective on July 20, 2004.

NOW THEREFORE, the Declaration of Condominium of July 13, 1977, and all amendments thereto, is amended to read as follows:

D. New subsection (n) shall be added to Article II, Section 8 of the Bylaws, as follows:

"Prior to imposing a charge for damages or an enforcement assessment as allowed by Ohio law [ORC 5311.081(B)(12)], the Board shall provide the unit owner a written notice that includes all of the following: 1. A description of the property damage or violation, 2. The amount of the proposed charge or assessment, 3. A statement that the owner has a right to a hearing before the board of directors to contest the proposed charge or assessment, 4. A statement setting forth the procedures to request a hearing, and 5. A reasonable date by which the unit owner must cure the violation to avoid the proposed charge or assessment.

"To request a hearing, the unit owner must deliver a written notice to the Board not later than the 10<sup>th</sup> day after receiving the notice required by the above provision. If the owner fails to make a timely request for a hearing, the right to that hearing is waived, and the Board may immediately impose a charge for damages or an enforcement assessment pursuant to the above provisions.

“The Board shall not levy a charge or assessment before holding any hearing requested pursuant to this rule. The Board may, as part of its decision, allow a reasonable time to cure the violation, before imposing the charge or assessment.

“After a hearing under this rule, the Board shall deliver to the unit owner a written notice of the charge or assessment within 30 days of the date of the hearing.

“Any written notice under this rule may be delivered to the unit owner or any occupant of the unit by personal delivery, by certified mail, return receipt requested, or by regular mail.”

- E. There shall be added to Article IV, Section 8. of the Bylaws, *Lien*, the following new paragraph:

“The lien amount may include all assessments chargeable against the unit, interest, administrative late fees, enforcement assessments, collection costs, attorney fees, and paralegal fees.”

- F. A new paragraph shall be added to Section 20 of the Declaration to read:

“Any tenant violating any provision of the Declaration, Bylaws, or Rules and Regulations of the condominium shall be subject to eviction pursuant to Ohio law. The eviction shall be brought by the Association, in the name of the owner as agent for the unit owner. Before initiating an eviction, the Board shall give the unit owner at least ten (10) days written notice of the intended eviction action. The costs of the eviction shall be a charge to the unit owner and shall be subject to a special assessment against the offending unit and made a lien against that unit.”

- G. A new paragraph shall be added to Article IV, Section 3 of the Bylaws, to read:

“The Association shall credit all payments received by a unit owner in the following priority: 1. To interest, 2. To administrative late fees, 3. To collection costs, attorney fees, and paralegal fees, 3. To the principal amounts owed to the Association for common assessments, enforcement assessments, penalty assessments or any other charges owed to the Association.”

- H. A new paragraph shall be added to Article I, Section 3 of the Bylaws to read:

“The Board may suspend the voting privileges and use of recreational facilities of a unit owner who is delinquent in the payment of assessments for more than thirty (30) days.”

- I. New subsection (o) shall be added to Article II, Section 8 of the Bylaws to read:

“The Board may impose reasonable charges for preparing, recording or copying amendments to the declaration, resale certificates, or statements of unpaid assessments.”

J. A new paragraph shall be added to Section 19 A. of the Declaration to read:

“Within 30 days after a unit owner obtains a unit, the owner shall provide the Board with the following information: 1. The home address, home and business mailing addresses, and home and business telephone numbers of the unit owner and all occupants of the unit; 2. The name, business address, and business telephone number of any person who manages the owner’s unit as an agent of that owner. In addition, within 30 days after a change in any of the above information, a unit owner shall notify the association, through the Board, in writing of the change. When the Board requests, a unit owner shall verify or update the information.”

K. A new paragraph shall be added to Article II, Section 1 of the Bylaws, to read:

“Board members shall be elected from among the unit owners or spouses of unit owners. If the unit owner is not an individual, that unit owner may nominate for the Board any principal, member of a limited liability company, partner, director, officer, or employee of that unit owner.”

L. A new paragraph shall be added to Article II, Section 3 of the Bylaws to read:

“Board meetings may be conducted by any method of communication, including electronic, telephonic, by computer, or otherwise, as long as each member of the Board can hear, participate, and respond.”

M. A new sentence shall be added to Section 11 of Article IV of the Bylaws, to read:

“Any profits from operations shall be applied to reserves at the end of the fiscal year of the Association.”

N. Add new phrase to the end of the last sentence of Article IV, Section 2. of the Bylaws, to read:

“; provided that the amount set aside annually for reserves shall not be less than ten percent of the budget for that year unless the reserve requirement is waived annually by the unit owners exercising not less than a majority of the voting power of the unit owners association.”

O. All other provisions of the Declaration of July 13, 1977, and all amendments thereto not modified herein, shall remain in full force and effect.

P. The effective date of this Amendment shall be the date of recording with the Franklin

County Recorder.

IN WITNESS WHEREOF, the President and Secretary of Summit Chase Condominium Association have hereunto set their hands this 18 day of Nov, 2004.

Myrna Kobre  
\_\_\_\_\_  
MYRNA KOBRE President  
\_\_\_\_\_  
Printed

Doris A Woda  
\_\_\_\_\_  
DORIS A WODA Secretary  
\_\_\_\_\_  
Printed

**ACKNOWLEDGMENT**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, personally appeared the above-named Myrna Kobre and Doris A. Woda, President and Secretary respectively and swore the signing hereof to be of their own free and voluntary act and that the same is true this 18<sup>th</sup> day of November, 2004.

Coralynn McLurg \_\_\_\_\_  
NOTARY PUBLIC

**CORALYNN McLURG**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 08-02-06

18695111

CERTIFICATE OF AMENDMENT OF THE DECLARATION  
AND ARCHITECTURAL DRAWINGS OF  
SUMMIT CHASE CONDOMINIUM

024838

Palmer C. McNeal (Thomas M. Long)  
County Auditor

TIME 3:00 P  
RECORDED FRANKLIN CO., OHIO

FEB 24 1992

JOSEPH W. TESTA, RECORDER

RECORDER'S FEE \$

21.00

TRANSFERRED  
FEB 24 1992  
PALMER C. McNEAL  
AUDITOR  
FRANKLIN COUNTY, OHIO

**CERTIFICATE OF AMENDMENT OF THE DECLARATION  
AND ARCHITECTURAL DRAWINGS OF  
SUMMIT CHASE CONDOMINIUM**

GR 7-46 Box  
G-6700

Ted Granzow and Linda Smart, the President and Secretary, respectively, of Summit Chase Condominium Unit Owners' Association, an Ohio non-profit corporation (the "Association"), hereby certify that in order to change the configuration of and the boundary between Units No. 1806 and 1808 of Summit Chase Condominium (the "Condominium") and the percentages of interest in the common areas and facilities of the Condominium that are attributable to those units, all at the request of the owner of those units, the Declaration of Summit Chase Condominium (the "Declaration"), of record in Deed Volume 3595, beginning at page 179 in the Recorder's Office of Franklin County, Ohio, was amended in the following respects by an instrument in writing that was signed and acknowledged by the owners of units of the Condominium owning not less than eighty per cent (80%) of the total ownership of the common areas and facilities of the Condominium:

1. The following words are hereby added after the word "hereof" and prior to the period at the end of the first sentence of Section 3(i) of the Declaration:

", as any of those drawings may be amended from time to time in accordance with Section 21 of this Declaration"

2. The sixth and eighth lines on page 4 of Exhibit C to the Declaration (relating to Units No. 1806 and 1808, respectively) are hereby changed to read as follows, with the headings on that page also shown hereafter for ease of reference:

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Baths)	No. of Pathtms.	Approx. Area in Exterior Balconies (Sq. Ft.)
1806	60	.827	1,844	2	6	2	175
1808	61	.585	1,306	2	5	2	175

3. The drawing of Floor 19 of the Condominium that was included as part of the architectural drawings of the Condominium which were attached to and recorded with the Declaration as Exhibit B (the "Drawings") is hereby deleted and replaced by the new drawing of Floor 19 that is attached hereto as Exhibit I and incorporated herein by this reference.

4. The drawings of new Unit Types 60 and 61 that are attached hereto as Exhibits II and III, respectively, and incorporated herein by this reference are hereby added to and made part of the Drawings. Those drawings show the new layout and dimensions of Units No. 1806 and 1808.

The undersigned Secretary of the Association further certifies that the owner of record of Units No. 1806 and 1808 of

the Condominium has consented to the foregoing amendments of the Declaration in writing. Also attached hereto as Exhibit IV and incorporated herein by this reference is an Affidavit executed by the Secretary of the Association that certifies that written notification of the foregoing amendments of the Declaration and the Drawings was given to the holders of all mortgage liens of record encumbering any part of the condominium property of the Condominium by certified mail with postage prepaid.

IN WITNESS WHEREOF, said Ted Granzow and Linda <sup>Smart</sup> ~~Smith~~, President and Secretary, respectively, of the Association, have executed and acknowledged this instrument on the day and year indicated in their respective acknowledgements.

Signed and acknowledged in the presence of:

Charles H. Clay  
Maureen McGill  
Charles H. Clay  
Maureen McGill

Ted Granzow  
Ted Granzow President

Linda Smart  
Linda Smart, Secretary

State of Ohio )  
Franklin County ) ss:

The foregoing instrument was acknowledged before me this 27 day of June, 1991 by Ted Granzow, the President of Summit Chase Condominium Unit Owners' Association, an Ohio non-profit corporation, on behalf of said corporation.

Maureen McGill  
Notary Public

State of Ohio )  
Franklin County ) ss:

Maureen McGill  
Notary Public, State of Ohio  
My Commission Expires 1-10-95

The foregoing instrument was acknowledged before me this 27 day of June, 1991 by Linda Smart, the Secretary of Summit Chase Condominium Unit Owners' Association, an Ohio non-profit corporation, on behalf of said corporation.

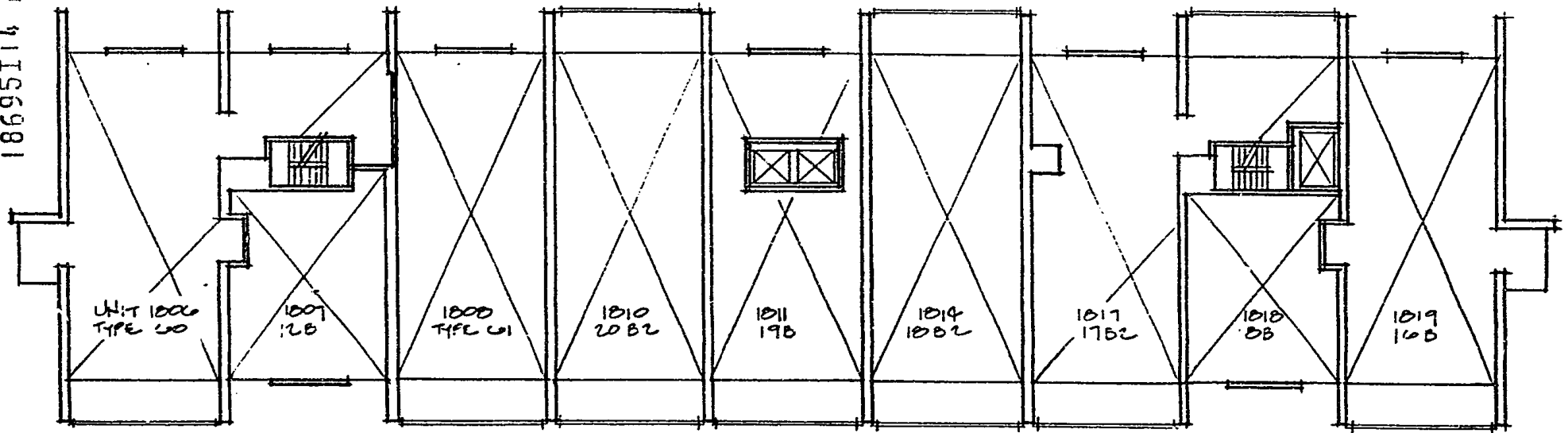
Maureen McGill  
Notary Public

This instrument was prepared by:  
Steven J. McCoy, Attorney at Law  
Vorys, Sater, Seymour and Pease  
52 East Gay Street, P.O. Box 1008  
Columbus, Ohio 43216-1008

Maureen McGill  
Notary Public, State of Ohio  
My Commission Expires 1-10-95



18695114 EXHIBIT I



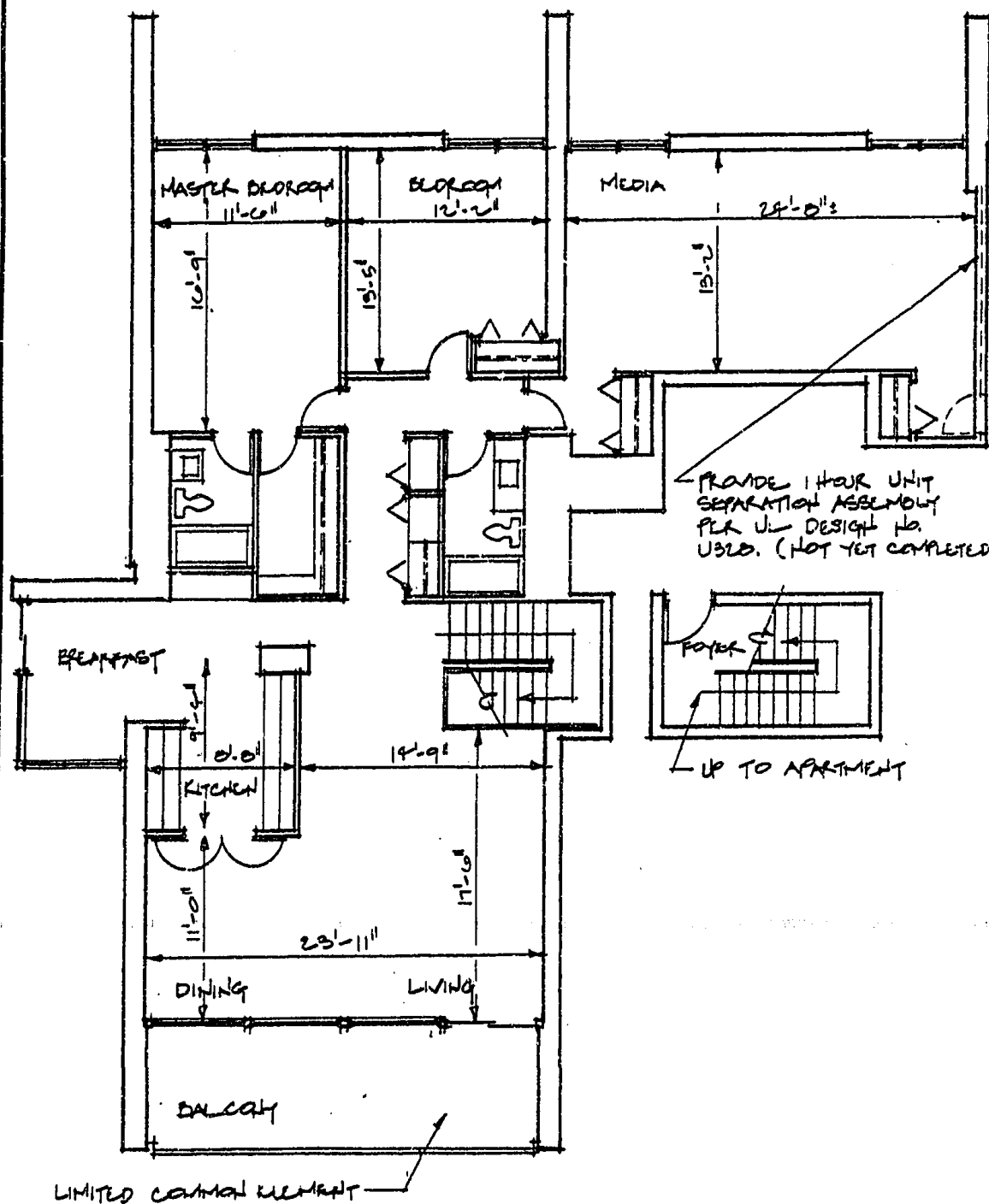
NINETEENTH FLOOR  
1" = 20'-0"

I HEREBY CERTIFY THAT THE DRAWINGS, CONSISTING OF THREE SHEETS, ACCURATELY SHOW THE LAYOUT AND DIMENSIONS OF UNITS 1806 AND 1808 OF THE SUMMIT CHASE CONDOMINIUMS AND THE LOCATION OF EACH UNIT THAT IS PRIMARILY LOCATED ON THE 19TH FLOOR OF SAID CONDOMINIUM, AS NOW CONSTRUCTED.

KEVIN S. HOFFMAN, AIA  
OHIO REGISTRATION #9343

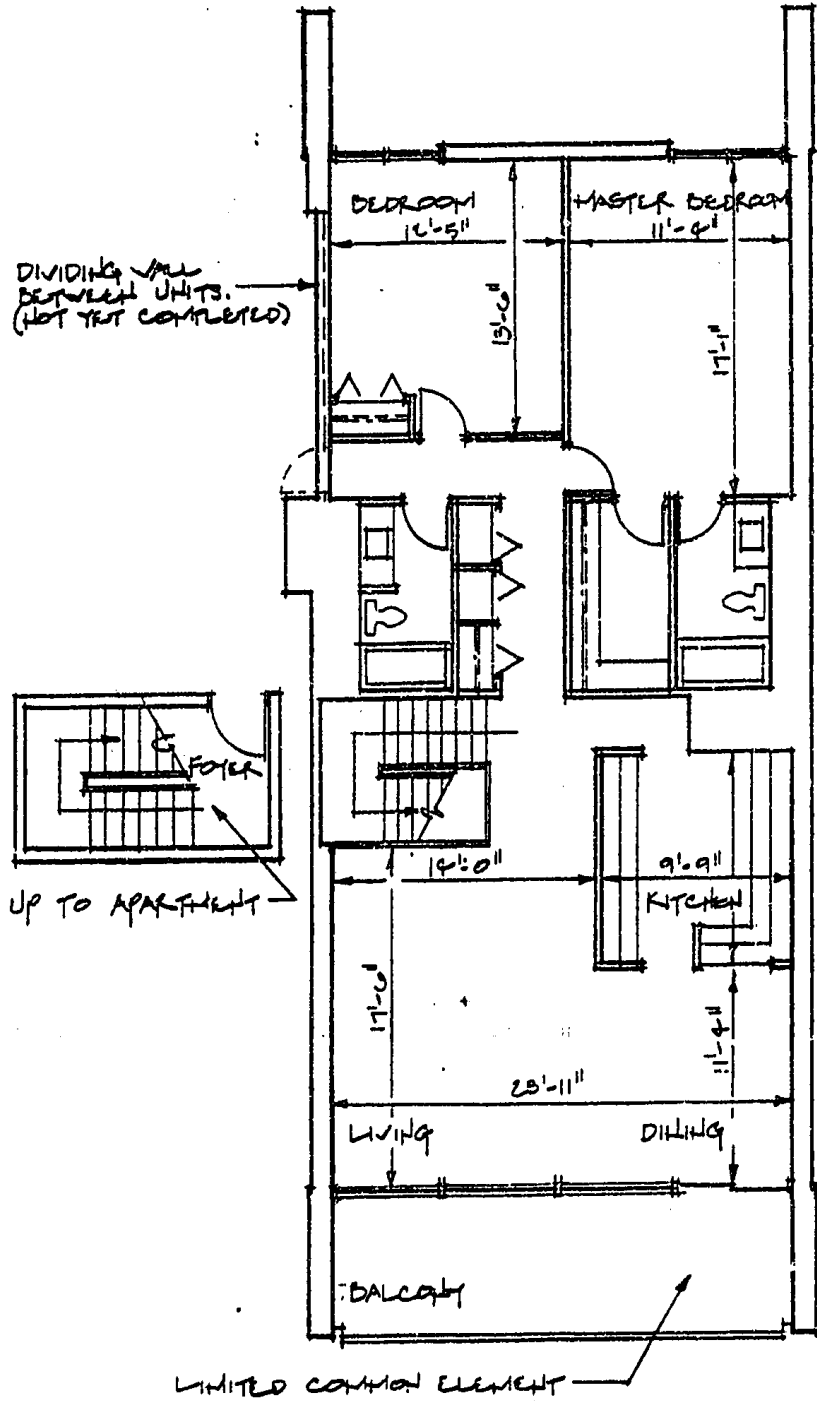
FLOOR

SUMMIT CHASE



FLOOR PLAN  
 1/8" = 1'-0"

TOTAL AREA THIS UNIT - 1,044 S.F.



FLOOR PLAN  
 1/8" = 1'-0"

TOTAL AREA THIS UNIT - 1,300 S.F.

EXHIBIT IV

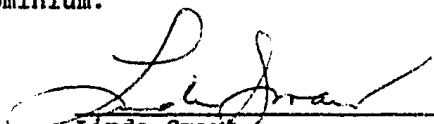
AFFIDAVIT

STATE OF OHIO )  
FRANKLIN COUNTY ) SS:

I, Linda Smart, being first duly sworn, hereby certify and state as follows:

1. I am presently the duly elected, qualified and acting Secretary of the Summit Chase Condominium Unit Owners' Association, an Ohio non-profit corporation which serves as the unit owners' association for Summit Chase Condominium, a residential condominium development located at 1000 Urlin Avenue, Columbus, Franklin County, Ohio.

2. To the best of my knowledge, written notification of the amendments of the Declaration of Summit Chase Condominium and the architectural drawings of said Condominium that are described in the attached Certificate of Amendment has been given by certified mail, with postage prepaid, to the holders of record of all mortgage liens encumbering any part of the condominium property of Summit Chase Condominium.

  
Linda Smart

27 SWORN TO before me and subscribed in my presence this day of June, 1991.

  
Notary Public

Maureen McGill  
Notary Public, State of Ohio  
My Commission Expires 1-10-95



536140062

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF SUMMIT CHASE CONDOMINIUM

29266

RUSH

PHILIP S. HEIDKAMP and THOMAS E. SCHMITT, the President and Secretary, respectively, of Summit Chase Condominium Unit Owners' Association, hereby certify that in a writing signed by all of the unit owners of Summit Chase Condominium on September 23, 1977, without a meeting, the Declaration of Summit Chase Condominium, of record in Deed Book 3595, pages 179 through 210, both inclusive, was amended in the following respects:

VOL 3614 PAGE 127

1. The table which appeared on page 1 of Exhibit C to said Declaration was amended to read the same as the following table:

EXHIBIT C

SUMMIT CHASE CONDOMINIUM

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Baths)	No. of Bathrms.	Approx. Area in Exterior Balconies (Sq. Ft.)
10	4	.679	1,579	2	6	2 *	175 Patio
11	3	.533	1,250	2	5	1 1/2	175 Patio
12	2	.533	1,250	2	5	1 1/2	175 Patio
14	3	.533	1,250	2	5	1 1/2	175 Patio
15	2	.533	1,250	2	5	1 1/2	175 Patio
16	2	.533	1,250	2	5	1 1/2	175 Patio
17	3	.533	1,250	2	5	1 1/2	175 Patio
18	3B	.533	1,250	2	5	1 1/2	175 Patio
19	1	.679	1,567	2	6	2 *	175 Patio
102	6	.223	507	1	2	1	
104	5	.276	618	1	3	1	
203	14	.402	919	1	4	1	
205	13B	.571	1,190	1	5	2	175
206	22B2	.738	1,627	2	6	2	350
207	12B	.537	1,341	2	5	2	175
208	21B	.674	1,523	2	6	2	175
209	11B	.470	1,020	1	5	1 1/2	175
210	20B2	.544	1,378	2	5	2	350
211	19	.509	1,266	2	5	1 1/2	
212	10	.306	719	1	3	1	
214	18B	.549	1,348	2	5	2	175
216	9	.344	789	1	4	1	
217	17B2	.697	1,647	2	6	2	350
218	8B	.533	1,326	2	5	2	175
219	16B2	.607	1,440	2	5	2	350
220	7B	.571	1,190	1	5	2	175
221	15	.357	791	1	3	1	
501	24B	.328	733	1	4	1	175
503	14B	.402	919	1	4	1	175
505	13	.571	1,190	1	5	2	
506	22B2	.738	1,627	2	6	2	350
507	12B	.537	1,341	2	5	2	175
508	21B2	.674	1,523	2	6	2	350
509	11B	.470	1,020	1	5	1 1/2	175
510	20B	.544	1,378	2	5	2	175
511	19B	.509	1,266	2	5	1 1/2	175
512	10	.306	719	1	3	1	
514	18B2	.549	1,348	2	5	2	350
516	9B	.344	789	1	4	1	175
517	17B	.697	1,647	2	6	2	175
518	8B	.533	1,326	2	5	2	175
519	16B	.607	1,440	2	5	2	175
520	7B	.571	1,190	1	5	2	175
521	15B	.357	791	1	4	1	175

\* - consists of one full and two half bathrooms

OCT 7 1977 Received, OCT 11 1977 2:30 P. in Franklin County JAMES A. SCHAEFER, Recorder Recorder's Fee \$ 7.50

TRANSFER NOT NECESSARY OCT 6 1977 RUSH J. WARREN FRANKLIN COUNTY, OHIO

VOL 3614 PAGE 128

2. The table which appeared on page 3 of Exhibit C to said Declaration was amended to read the same as the following table:

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Baths)	No. of Bathrms.	Approx. Area in Exterior Balconies (Sq. Ft.)
1011	19	.509	1,266	2	5	1½	
1014	18	.549	1,348	2	5	2	
1015	25B	.676	1,510	1	6	2	175
1017	17B	.697	1,647	2	6	2	175
1018	8B	.533	1,326	2	5	2	175
1019	16B	.607	1,440	2	5	2	175
1020	7B	.571	1,190	1	5	2	175
1021	15B	.357	791	1	3	1	175
1023	28B	.223	501	1	2	1	175
1205	43B2	.808	1,754	1	6	2	350
1207	42	.531	1,233	1	5	2	
1209	41B	.555	1,242	1	5	2	175
1210	44	.628	1,439	1	6	2	
1215	40B	.551	1,236	1	5	2	175
1220	39B	.856	1,927	1	5	2	175
1222	45B2	.589	1,337	1	4	2	350
1402	51B	.650	1,435	1	6	2	175
1405	50B2	.815	1,743	1	7	2½	350
1407	49	.534	1,235	1	5	2	
1409	48B	.559	1,250	1	5	2	175
1415	47	.534	1,234	1	5	2	
1420	46B2	.889	1,950	1	6	2	350
1422	52B	.572	1,296	1	4	2	175
1501	57	.505	1,193	1	5	1	
1505	56B2	.907	1,973	1	6	3½	350
1507	55B	.556	1,236	1	5	2	175
1509	54B	.561	1,250	1	5	2	
1515	47	.536	1,234	1	5	2	
1520	53B2	.891	1,971	1	5	2	350
1522	58B2	.593	1,302	1	4	2	350
1602	27	.719	932	1	5	1	
1604	26	.424	919	1	5	1	
1605	13B	.571	1,190	1	5	2	175
1606	22B2	.738	1,627	2	6	2	350
1607	12B	.537	1,341	2	5	2	175
1608	21	.674	1,523	2	6	2	
1609	11	.470	1,020	1	4	1½	
1610	20B	.544	1,378	2	5	2	175
1611	19	.509	1,266	2	5	1½	
1614	18B	.549	1,348	2	5	2	175
1615	25B	.676	1,510	1	6	2	175
1617	17	.697	1,647	2	6	2	
1618	8B	.533	1,326	2	5	2	175
1619	16B2	.607	1,440	2	5	2	350
1620	7B	.571	1,190	1	5	2	175

IN WITNESS WHEREOF, PHILIP E. HEIDKAMP and THOMAS E.

SCHMITT, as President and Secretary, respectively, of Summit Chase Condominium Unit Owners' Association, have hereunto set their hands on the day and year indicated by their respective acknowledgements.

Signed and Acknowledged in the Presence of:

Walter J. DeMarco  
Walter J. DeMarco  
Paul J. DeMarco  
Paul J. DeMarco

Philip E. Heidkamp  
 Philip E. Heidkamp

Thomas E. Schmitt  
 Thomas E. Schmitt

STATE OF OHIO )  
FRANKLIN COUNTY ) SS:

The foregoing instrument was acknowledged before me this 6th day of October, 1977 by Philip L. Heidkamp, the President of Summit Chase Condominium Unit Owners' Association, an Ohio corporation, to be his free and duly authorized act and deed on behalf of said corporation.

Steven J. McCoy  
Notary Public  
STEVEN J. McCOY  
ATTORNEY AT LAW  
NOTARY PUBLIC - STATE OF OHIO  
MEETING COMMISSION

STATE OF ILLINOIS )  
COOK COUNTY ) SS:

The foregoing instrument was acknowledged before me this 4th day of October, 1977 by Thomas E. Schmitt, the Secretary of Summit Chase Condominium Unit Owners' Association, an Ohio corporation, to be his free and duly authorized act and deed on behalf of said corporation.

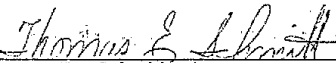
My Commission Expires: April 27, 1981  
Thomas E. Schmitt  
Notary Public

This instrument prepared by:  
Steven J. McCoy, Attorney at Law  
52 East Gay Street  
Columbus, Ohio 43215

AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

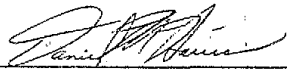
The undersigned, THOMAS E. SCHMITT, being first duly sworn, deposes and states that he is the Secretary of Summit Chase Condominium Unit Owners' Association, an Ohio corporation, and that in that capacity he caused copies of the foregoing Certificate of Amendment to the Declaration of Summit Chase Condominium to be sent by certified mail, postage prepaid, to each holder of record of a mortgage lien encumbering all or any part of the Summit Chase Condominium as of the 23rd day of September, 1977.

  
Thomas E. Schmitt

SWORN TO before me and subscribed in my presence this  
4th day of October, 1977.

My Commission Expires:

April 27, 1981

  
Notary Public





200903300043560

Pgs: 3 \$40.00 T20090018273  
03/30/2009 10:51AM MLCHARLES T W  
Robert G. Montgomery  
Franklin County Recorder

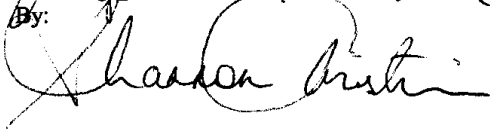
**FOURTH AMENDMENT TO THE DECLARATION AND BYLAWS  
OF SUMMIT CHASE CONDOMINIUM**

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**Auditor's Certificate**

This is to certify that a copy of this Amendment to the Declaration of Summit Chase Condominium has been filed with the Auditor of Franklin County, Ohio, this 30 day of March, 2009.

AUDITOR OF FRANKLIN COUNTY, OHIO

Joseph W. Testa By:  
By: 

This Instrument prepared by Charles T. Williams, Attorney at Law, 2 Miranova Place, Ste. 380, Columbus, Ohio 43215-7047.

TRANSFER  
NOT NECESSARY

MAR 30 2009

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

**FOURTH AMENDMENT TO THE DECLARATION AND BYLAWS  
OF SUMMIT CHASE CONDOMINIUM**

This Amendment to the Declaration of Summit Chase Condominium is made this 28th  
day of March, 2009.

**RECITALS**

A. Summit Chase Condominium is a condominium created under Ohio's condominium law pursuant to the filing of a Declaration of Condominium recorded on July 13, 1977, in Deed Book 3595, Page 179, *et seq.*; and as amended in Deed Book 3614, Page 127, *et seq.*, and in Official Record 18695, Page I-12, *et seq.*, and in Inst. No. 200412010273890, Franklin County, Ohio.

B. Pursuant to the provisions of Ohio Revised Code Chapter 5311.05 (E)(1)(a), the undersigned officers of the condominium hereby certify that the following amendment has been promulgated according to the terms of Ohio Revised Code Chapter 5311.05 (E)(1)(a), that a duly called and noticed meeting of the Board of Directors of the Association was held where a quorum of Directors was present, and that at least of majority of the Directors present voted in favor of the following amendment.

C. The purpose of the following amendment is to bring the Declaration of Condominium of July 13, 1977, and all amendments thereto into compliance with the requirements of institutional mortgagees, guarantors and insurers of first mortgage loans as set out in ORC 5311.05 (E)(1)(a), and specifically to repeal the provisions of the Declaration giving the Association a first option to purchase a unit upon sale or transfer to third parties.

NOW THEREFORE, the Declaration of Condominium of July 13, 1977, and all amendments thereto, are amended as follows:

D. The Declaration, Sections 18 C., 18 D., 18 E., 18 F., 18 G., 18 H. and 18 J. (4), are hereby REPEALED in their entirety and shall no longer be of any force and effect. To the extent that any other provisions of the Declaration or any amendments thereto not specifically mentioned herein give the Association a first option to purchase a unit upon sale or transfer to a third party, those provisions are hereby modified so as to have no force and effect.

E. All other provisions of the Declaration of July 13, 1977, and all amendments thereto not modified herein, shall remain in full force and effect.

F. The effective date of this Amendment shall be the date of recording with the Franklin County Recorder.

IN WITNESS WHEREOF, the President and Secretary of Summit Chase Condominium Association have hereunto set their hands this 28th day of March, 2009.

*M.K.*  
President  
MARK KRAUSZ  
Printed

*Carl Robinson*  
Secretary  
CARL ROBINSON  
Printed

**ACKNOWLEDGMENT**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, personally appeared the above-named Mark Krausz  
and Carl Robinson, President and Secretary respectively and swore the signing hereof to  
be of their own free and voluntary act and that the same is true this 28<sup>th</sup> day  
of March, 2009.



DOUGLAS E. TURNER  
Notary Public, State of Ohio  
My Commission Expires Dec. 16, 2012

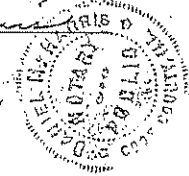
*D.E.T.*  
NOTARY PUBLIC

STATE OF *Illinois* }  
COUNTY OF *Cook* } ss.:

BE IT REMEMBERED, that on this *24th* day of *June*, 1977, before me, the subscriber, a Notary Public in and for said County, personally appeared the above-named SUMMIT CHASE LIMITED PARTNERSHIP, by *Judy P. Thornker*, the *Vice-President* of Summit Chase, Inc., its General Partner, known to me to be the person described in and who executed the foregoing instrument, who acknowledged the signing of the same to be his voluntary act and deed for and as the act and deed of said corporation for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.

*Daniel A. Harris*  
Daniel A. Harris, Notary Public  
State of Illinois  
Commission Expires 4/27/81



This instrument prepared by  
Richard G. Ison and Steven J. McCoy  
VORYS, SATER, SEYMOUR & PEASE  
52 East Gay Street, Columbus, OH 43215

## EXHIBIT C

## SUMMIT CHASE CONDOMINIUM

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Baths)	No. of Bathrooms	Approx. Area in Exterior Balconies (Sq. Ft.)
10	4	.679	1,579	2	6	2	
11	3	.533	1,250	2	5	1½	175 Patio
12	2	.533	1,250	2	5	1½	175 Patio
14	3	.533	1,250	2	5	1½	175 Patio
15	2	.533	1,250	2	5	1½	175 Patio
16	2	.533	1,250	2	5	1½	175 Patio
17	3	.533	1,250	2	5	1½	175 Patio
18	3B	.533	1,250	2	5	1½	175 Patio
19	1	.679	1,567	2	6	2	175 Patio
102	6	.223	507	1	2	1	
104	5	.276	618	1	3	1	
203	14	.402	919	1	4	1	
205	13B	.571	1,190	1	5	2	175
206	22B2	.738	1,627	2	6	2	350
207	12B	.537	1,341	2	5	2	175
208	21B	.674	1,523	2	6	2	175
209	11B	.470	1,020	1	5	1½	175
210	20B2	.544	1,378	2	5	2	350
211	19	.509	1,266	2	5	1½	
212	10	.306	719	1	3	1	
214	18B	.549	1,348	2	5	2	175
216	9	.344	789	1	4	1	
217	17B2	.697	1,647	2	6	2	350
218	8B	.533	1,326	2	5	2	175
219	16B2	.607	1,440	2	5	2	350
220	7B	.571	1,190	1	5	2	175
221	15	.357	791	1	3	1	
501	24B	.328	733	1	4	1	175
503	14B	.402	919	1	4	1	175
505	13	.571	1,190	1	5	2	
506	22B2	.738	1,627	2	6	2	350
507	12B	.537	1,341	2	5	2	175
508	21B2	.674	1,523	2	6	2	350
509	11B	.470	1,020	1	5	1½	175
510	20B	.544	1,378	2	5	2	175
511	19B	.509	1,266	2	5	1½	175
512	10	.306	719	1	3	1	
514	18B2	.549	1,348	2	5	2	350
516	9B	.344	789	1	4	1	175
517	17B	.697	1,647	2	6	2	175
518	8B	.533	1,326	2	5	2	175
519	16B	.607	1,440	2	5	2	175
520	7B	.571	1,190	1	5	2	175
521	15B	.357	791	1	4	1	175

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Bathrs.)	No. of Bathrms.	Approx. Area in Exterior Balconies (Sq. Ft.)
522	23	.296	685	1	3	1	
601	24	.328	733	1	4	1	
603	14B	.402	919	1	4	1	175
605	13	.571	1,190	1	5	2	
606	22B2	.738	1,627	2	6	2	350
607	12B	.537	1,341	2	5	2	175
608	21B2	.674	1,523	2	6	2	350
609	11	.470	1,020	1	4	1 1/2	
610	20B	.544	1,378	2	5	2	175
611	19B2	.509	1,266	2	5	1 1/2	350
612	10	.306	719	1	3	1	
614	18B2	.549	1,348	2	5	2	350
616	9B	.344	789	1	4	1	175
617	17B	.697	1,647	2	6	2	175
618	8B	.533	1,326	2	5	2	175
619	16	.607	1,440	2	5	2	
620	7	.571	1,190	1	5	2	
621	15B	.357	791	1	3	1	175
622	23	.296	685	1	3	1	
902	27B	.419	932	1	5	1	175
904	26B2	.424	919	1	5	1	350
905	13B	.571	1,190	1	5	2	175
906	22B	.738	1,627	2	6	2	175
907	12B	.537	1,341	2	5	2	175
908	21B	.674	1,523	2	6	2	175
909	11B	.470	1,020	1	5	1 1/2	175
910	20B	.544	1,378	2	5	2	175
911	19	.509	1,266	2	5	1 1/2	
914	18B	.549	1,348	2	5	2	175
915	25B	.676	1,510	1	6	2	175
917	17B	.697	1,647	2	6	2	175
918	8B	.533	1,326	2	5	2	175
919	16B2	.607	1,440	2	5	2	350
920	7B	.571	1,190	1	5	2	175
921	15B	.357	791	1	3	1	175
923	28	.223	501	1	2	1	
1002	27	.419	932	1	5	1	
1004	26B	.424	919	1	5	1	175
1005	13B	.571	1,190	1	5	2	175
1006	22B	.738	1,627	2	6	2	175
1007	12B	.537	1,341	2	5	2	175
1008	21B	.674	1,523	2	6	2	175
1009	11B	.470	1,020	1	5	1 1/2	175
1010	20B	.544	1,378	2	5	2	175

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Baths)	No. of Bathrms.	Approx. Area in Exterior Balconies (Sq. Ft.)
1011	19	.509	1,266	2	5	1½	
1014	18	.549	1,348	2	5	2	
1015	25B	.676	1,510	1	6	2	175
1017	17B	.697	1,647	2	6	2	175
1018	8B	.533	1,326	2	5	2	175
1019	16B	.607	1,440	2	5	2	175
1020	7B	.571	1,190	1	5	2	175
1021	15B	.357	791	1	3	1	175
1023	28B	.223	501	1	2	1	175
1205	43B2	.808	1,754	1	6	2	350
1207	42	.531	1,233	1	5	2	
1209	41B	.555	1,242	1	5	2	175
1210	44	.628	1,439	1	6	2	
1215	40B	.551	1,236	1	5	2	175
1220	39B	.856	1,927	1	5	2	175
1222	45B2	.589	1,337	1	4	2	350
1402	51B	.650	1,435	1	6	2	175
1405	50B2	.815	1,743	1	7	2½	350
1407	49	.534	1,235	1	5	2	
1409	48B	.559	1,250	1	5	2	175
1415	47	.534	1,234	1	5	2	
1420	46B2	.889	1,950	1	6	2	350
1422	52B	.572	1,296	1	4	2	175
1501	57	.505	1,193	1	5	1	
1505	56B2	.907	1,973	1	6	3½	350
1507	55B	.556	1,236	1	5	2	175
1509	54B	.561	1,250	1	5	2	
1515	47	.536	1,234	1	5	2	
1520	53B2	.891	1,971	1	5	2	350
1522	58B2	.593	1,302	1	4	2	350
1602	27	.419	932	1	5	1	
1604	26	.424	919	1	5	1	
1605	13B	.571	1,190	1	5	2	175
1606	22B2	.738	1,627	2	6	2	350
1607	12B	.537	1,341	2	5	2	175
1608	21	.614	1,523	2	6	2	
1609	11	.470	1,020	1	4	1½	
1610	20B	.544	1,378	2	5	2	175
1611	19	.509	1,266	2	5	1½	
1614	18B	.549	1,348	2	5	2	175
1615	25B	.676	1,510	1	6	2	175
1617	17	.697	1,647	2	6	2	
1618	8B	.533	1,326	2	5	2	175
1619	16B2	.607	1,440	2	5	2	350
1620	7B	.571	1,190	1	5	2	175

Unit No.	Unit Type	Percentage of Interest in the Common Areas and Facilities	Approx. Area in Unit (Sq. Ft.)	No. of Stories	No. of Rooms (Excl. Bath.)	No. of Bathrm.	Approx. Area in Exterior Balconies (Sq. Ft.)
1621	15B	.357	791	1	3	1	175
1623	28	.223	501	1	2	1	
1801	24B	.328	733	1	4	1	175
1803	14B	.402	919	1	4	1	175
1805	13B	.571	1,190	1	5	2	175
1806	22B	.738	1,627	2	6	2	175
1807	12B	.537	1,341	2	5	2	175
1808	21B	.674	1,523	2	6	2	175
1809	59B	.470	1,020	1	5	2	175
1810	20B2	.544	1,378	2	5	2	350
1811	19B	.509	1,266	2	5	1½	175
1812	10	.306	719	1	3	1	
1814	18B2	.549	1,348	2	5	2	350
1816	9	.344	789	1	4	1	
1817	17B2	.697	1,647	2	6	2	350
1818	8B	.533	1,326	2	5	2	175
1819	16B	.607	1,440	2	5	2	175
1820	7	.571	1,190	1	5	2	
1821	15B	.357	791	1	3	1	175
1822	23	.296	685	1	3	1	
2002	27B	.419	932	1	5	1	175
2004	26B	.424	919	1	5	1	175
2005	13B	.571	1,190	1	5	2	175
2006	22B2	.738	1,627	2	6	2	350
2007	12B	.537	1,341	2	5	2	175
2008	21B	.674	1,523	2	6	2	175
2009	11B	.470	1,020	1	5	1½	175
2010	20	.544	1,378	2	5	2	
2011	19B2	.509	1,266	2	5	1½	350
2014	18B2	.549	1,348	2	5	2	350
2015	25B	.676	1,510	1	5	2	175
2017	17B	.697	1,647	2	6	2	175
2018	8B	.533	1,326	2	5	2	175
2019	16	.607	1,440	2	5	2	
2020	7B	.571	1,190	1	5	2	175
2021	15B	.357	791	1	3	1	175
2023	28	.223	501	1	2	1	
2204	35B	1.251	2,629	2	8	3½	175
2205	34B2	1.441	3,020	2	10	3½	350
2207	33B	1.150	2,430	2	7	2½	175
2209	32B	.975	1,952	2	6	2½	175
2212	31B	.938	1,861	2	6	2½	175
2215	30B	1.005	2,156	2	7	2½	175
2220	29B2	1.150	2,379	2	7	3½	350
2222	36B	.978	1,960	2	7	2½	175