

05/17/2024

TRANSFER NOT NECESSARY
IN COMPLIANCE WITH SEC. 319.202 R.C.
THE LUCAS COUNTY AUDITOR
LUCAS COUNTY, OHIO

BY: AML EX: MULTI: X
PARCEL: 82-31504 COUNT: 142
TRANS. #: 24-000000



20240523-0015965

5/23/2024

Pages: 7

T20240012910

Michael D. Ashford

Lucas County Recorder

11:09 AM

Fee: \$78.00

DEED

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
VERSAILLES IN THE WOODS II CONDOMINIUM

**PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR VERSAILLES IN THE WOODS II
CONDOMINIUM RECORDED AT VOLUME 1998, PAGE 358 ET SEQ. OF THE
LUCAS COUNTY RECORDS.**

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
VERSAILLES IN THE WOODS II CONDOMINIUM**

RECITALS

- A.** The Declaration of Condominium Ownership for Versailles in the Woods II Condominium (the “Declaration”) was recorded at Lucas County Records, Volume 1998, Page 358 et seq.
- B.** The Versailles in the Woods II Condominium Owners’ Association, Inc. (the “Association”) is a corporation consisting of all Unit Owners in Versailles in the Woods II Condominium and as such is the representative of all Unit Owners.
- C.** Declaration Article 10 authorizes amendments to the Declaration.
- D.** Unit Owners representing at least 75 percent of the Association’s current voting power, based on ownership interests, have executed instruments in writing setting forth specifically the matter to be modified (the “Amendment”).
- E.** As of February 1, 2024, Unit Owners representing 85.1027 percent of the Association’s voting power have signed and delivered to the Association written consents, along with powers of attorney, in favor of Amendment A and authorizing the Association’s officers to execute Amendment A on their behalf.
- F.** Attached as Exhibit A is an Affidavit of the Association’s President stating that copies of the Amendment will be mailed by certified mail to all mortgagees having bona fide liens against any Family Unit ownership.
- G.** Attached as Exhibit B is a certification of 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, as required by Chapter 5311 of the Ohio Revised Code and the Declaration, in all material respects.

AMENDMENT

The Declaration of Condominium Ownership for Versailles in the Woods II Condominium is amended by the following:

AMENDMENT A

INSERT a new DECLARATION ARTICLE 4, SECTION N entitled, "OCCUPANCY RESTRICTION." Said new addition to the Declaration, as recorded at Lucas County Records, Volume 1998, Page 358 et seq., is:

N. OCCUPANCY RESTRICTION. A person who is classified as a sex offender/child-victim offender and for whom the County sheriff or other government entity must provide community notice of the sex offender's residential address, is prohibited from residing in or occupying a family unit and from remaining in or on the Condominium Property for any length of time. The classification of a sex offender/child-victim offender and the determination of whether notice is required is made by a court of law in accordance with the Ohio Sex Offenders Act, or similar statute from another jurisdiction as either may be amended or renamed from time to time. The Association is not liable to any unit owner, occupant, or visitor of any unit owner, or of the Association, as a result of the Association's alleged failure, whether negligent, intentional, or otherwise, to enforce any provision of this Occupancy Restriction.

Any conflict between this provision and any other provisions of the Declaration and Bylaws will be interpreted in favor of this restriction on the occupancy of family units. 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.

AMENDMENT B

Intentionally Left Blank - Amendment Proposal Still Pending

AMENDMENT C

Intentionally Left Blank - Amendment Proposal Still Pending

AMENDMENT D

Intentionally Left Blank - Amendment Proposal Still Pending

The Versailles in the Woods II Condominium Owners' Association, Inc. has caused the execution of this instrument this 27 day of March, 2024.

**VERSAILLES IN THE WOODS II CONDOMINIUM
OWNERS' ASSOCIATION, INC.**

By: Janice F. Drum, President
JANICE F. DRUM, President

By: James L. Adcock
JAMES L. ADCOCK, Secretary

STATE OF OHIO)
)
COUNTY OF Was) SS

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named Versailles in the Woods II Condominium Owners' Association, Inc., by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 4 of 7, and that the same is the free act and deed of the 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 27 day of March, 2024.

Tiffany Nitz
NOTARY PUBLIC

Place notary stamp/seal here:



SEE ENV

This instrument prepared by:
KAMAN & CUSIMANO, LLC
Attorneys at Law
405 Madison Avenue, Suite 1000
Toledo, Ohio 43604
(419) 491-7562
ohiocondolaw.com

2000 Terminal Tower
50 Public Sq.
Cleveland Ohio 44113

EXHIBIT A
AFFIDAVIT

STATE OF OHIO)
)
COUNTY OF Lucas) **SS**

JANICE F. DRUM, being first duly sworn, states as follows:

1. She is the duly elected and acting President of the Versailles in the Woods II Condominium Owners' Association, Inc.
2. She will cause copies of the Amendment to the Declaration to be mailed by certified mail to all mortgagees having bona fide liens of record against any Family Unit.

Janice F. Drum, President
JANICE F. DRUM, President

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named **JANICE F. DRUM** who acknowledges that she did sign the foregoing instrument and that the same is she free act and deed.

I have set my hand and official seal this 27 day of March, 2024.

Tiffany Nitz
NOTARY PUBLIC

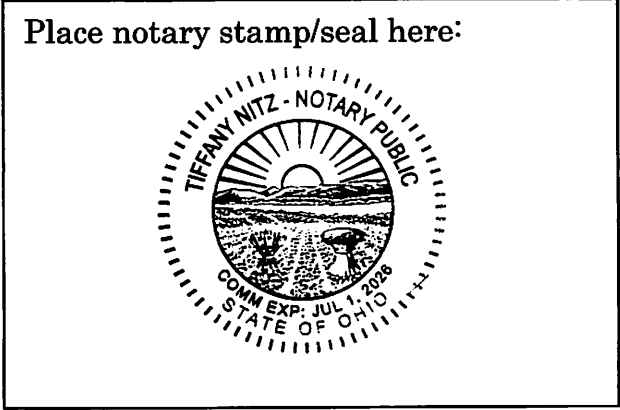


EXHIBIT B

CERTIFICATION OF SECRETARY

JAMES L. ADCOCK, the duly elected and acting Secretary of the Versailles in the Woods II Condominium Owners' Association, Inc., certifies that while there are mortgagees that have bona fide liens of record against Family Units, no mortgagees of record on file with the Association have consented to the Amendment. In accordance with Declaration Article 10, the Amendment is nevertheless valid against the Family Units.



JAMES L. ADCOCK, Secretary

STATE OF OHIO)
) SS
COUNTY OF Lucas)

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named **JAMES L. ADCOCK** who acknowledged 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 27 day of March, 2024.



NOTARY PUBLIC

