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AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM PROPERTY
FOR
THE RESERVE AT THE FAIRWAYS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM PROPERTY FOR THE RESERVE AT THE FAIRWAYS CONDOMINIUM RECORDED AT COND-05-035105 OF THE MONTGOMERY COUNTY RECORDS.

PLAT MAPS RECORDED AT PLAT BOOK 199, PAGES 6-6d, PLAT BOOK 200, PAGES 13-13F, PLAT BOOK 200, PAGES 14-14E, PLAT BOOK 204, PAGES 1-1E, PLAT BOOK 205, PAGES 36-36C, PLAT BOOK 207, PAGES 33-33C, OF THE MONTGOMERY COUNTY RECORDS.

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**AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM PROPERTY FOR
THE RESERVE AT THE FAIRWAYS CONDOMINIUM**

RECITALS

A. The Declaration of Condominium Property for The Reserve at the Fairways Condominium (the “Declaration”) and the Bylaws of The Reserve at the Fairways, Section One Condominium Association, Inc., Exhibit "C" of the Declaration (the “Bylaws”), were recorded at Montgomery County Records COND-05-035105.

B. Ohio Revised Code Section 5311.05(E)(1) and Declaration Article XVII, 17.05(c) authorizes the Board of Directors (the “Board”), without a vote of the Unit Owners, to amend the Declaration “to bring the Declaration into compliance with this Chapter.”

C. The Board approved the following matters to be modified (the “Amendments”) to bring the Declaration into compliance with Ohio Revised Code Chapter 5311 (“Chapter 5311”).

D. Each of the changes set forth in these Amendments are based on or in accordance with Chapter 5311.

E. Attached as Exhibit A is a certification of the Association’s President stating that that the Amendments were approved by the Board in accordance with Ohio Revised Code Section 5311.05(E)(1) and in accordance with Declaration Article XVII, Section 17.05(c).

F. Attached as Exhibit B is a certification of the Association’s Secretary certifying that the Amendments were approved by the Board in accordance with Ohio Revised Code Section 5311.05(E)(1) and in accordance with Declaration Article XVII, Section 17.05(c).

G. The proceedings necessary to amend the Declaration and Bylaws as permitted by Chapter 5311 and the Declaration have in all respects been complied with.

AMENDMENTS

The Declaration of Condominium Property for The Reserve at the Fairways Condominium is amended by the Board of Directors as follows:

(1) DELETE DECLARATION ARTICLE XV, SECTION 15.04, entitled "Service of Process," in its entirety. Said deletion is to be made on Page 17 of the Declaration, as recorded at Montgomery County Records, COND-05-035105.

INSERT a NEW DECLARATION ARTICLE XV, SECTION 15.04 entitled "Service of Process." Said new addition to be added on Page 17 of the Declaration, as recorded at Montgomery County Records, COND-05-035105, is as follows:

15.04. Service of Process. The Board will designate the person to receive service of process for the Association. This designation will be accomplished by filing with the Ohio Secretary of State the required statutory agent designation form.

(2) INSERT a NEW SENTENCE to the end of BYLAWS ARTICLE IX, SECTION 9.02. Said new addition, to be added on Page 13 of the Bylaws, Exhibit "C" to the Declaration, as recorded at Montgomery County Records, COND-05-035105, is as follows:

In addition, if the Association has collected a Common Surplus at the end of any fiscal year, the Board may determine that such amount will be applied toward reserves.

Any conflict between the above provisions and any other provisions of the Declaration and Bylaws will be interpreted in favor of the above amendments. The invalidity of any part of the above provision will not impair or affect in any manner the validity or enforceability of the remainder of the provision. Upon the recording of these amendments, only Unit Owners of record at the time of such filing have standing to contest the validity of these amendments, 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 amendments.

The Reserve at the Fairways, Section One Condominium Association, Inc. has caused the execution of this instrument this 24th day of April, 2020.

THE RESERVE AT THE FAIRWAYS, SECTION ONE CONDOMINIUM ASSOCIATION, INC.

By: John J. Moore
JOHN MOORE, its President

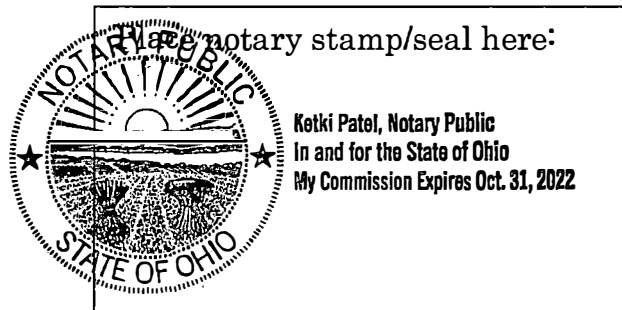
STATE OF OHIO)
) SS
COUNTY OF MONTGOMERY)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named The Reserve at the Fairways, Section One Condominium Association, Inc., by its President, who acknowledged that he did sign the foregoing instrument 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.

I have set my hand and official seal this 24th day of April, 2020.

Ketki Patel
NOTARY PUBLIC

This instrument prepared by:
KAMAN & CUSIMANO, LLC.
Attorneys at Law
11311 Cornell Park Drive
Cincinnati, Ohio 45242
(513) 878-1771
ohiocondolaw.com



ME

The Reserve at the Fairways, Section One Condominium Association, Inc. has caused the execution of this instrument this 24TH day of APRIL, 2020.

THE RESERVE AT THE FAIRWAYS, SECTION ONE CONDOMINIUM ASSOCIATION, INC.

By: Janet D. Martin
JANET MARTIN, Secretary

STATE OF OHIO)
) SS
COUNTY OF MONTGOMERY)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named The Reserve at the Fairways, Section One Condominium Association, Inc., by its Secretary, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of her personally and as such officer.

I have set my hand and official seal this 24th day of April, 2020.

Ketki Patel
NOTARY PUBLIC

This instrument prepared by:
KAMAN & CUSIMANO, LLC.
Attorneys at Law
11311 Cornell Park Drive
Cincinnati, Ohio 45242
(513) 878-1771
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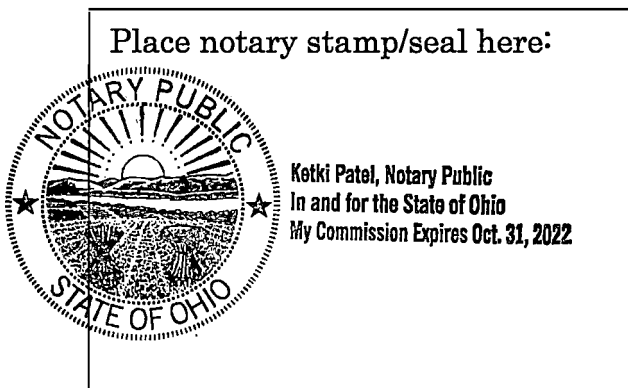
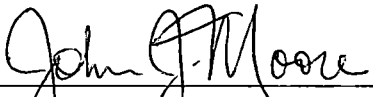


EXHIBIT A

CERTIFICATION OF PRESIDENT

STATE OF OHIO)
) SS
COUNTY OF MONTGOMERY)

JOHN MOORE, being the duly elected and acting President of The Reserve at the Fairways, Section One Condominium Association, Inc., certifies that the Amendments to the Declaration of Condominium Property for The Reserve at the Fairways Condominium were approved by the Board in accordance with Ohio Revised Code Section 5311.05(E)(1) and in accordance with Declaration Article XVII, Section 17.05(c).



JOHN MOORE, President

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named JOHN MOORE 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 24th day of April, 2020.



NOTARY PUBLIC



EXHIBIT B

CERTIFICATION OF SECRETARY

STATE OF OHIO)
) SS
COUNTY OF MONTGOMERY)

JANET MARTIN, being the duly elected and acting Secretary of The Reserve at the Fairways, Section One Condominium Association, Inc., certifies that the Amendments to the Declaration of Condominium Property for The Reserve at the Fairways Condominium were approved by the Board in accordance with Ohio Revised Code Section 5311.05(E)(1) and in accordance with Declaration Article XVII, Section 17.05(c).

Janet D. Martin
JANET MARTIN, Secretary

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named JANET MARTIN 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 24th day of April, 2020.

Ketki Patel
NOTARY PUBLIC

