

**NINTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR VILLAS AT SPRINGTREE CONDOMINIUM**

WHEREAS, on the 20<sup>th</sup> day of June, 1996, New Life Development, Inc., an Ohio Corporation, submitted certain properties in the City of Ravenna, Portage County, Ohio, to the provisions of Chapter 5311 of the Ohio Revised Code as Condominium property and subsequently filed with the Portage County Recorder the "Declaration and By-Laws Creating and Establishing a Plan for Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio for Villas at Springtree Condominium" (Declaration) which Declaration was recorded at Volume 122, Page 400 and Plat Record Volume 96; Page 47, in the Office of the Portage County Recorder, and;

WHEREAS, said Declaration is amended by a First through Eighth Amendment expanding said condominium to 38 Units.

WHEREAS, the Unit Owners in said Villas at Springtree Condominium are desirous of amending subsection (g) Renting, Leasing of Section 2 Restrictions of Article III Purposes: Restrictions in a manner which shall not cause present owners a hardship but to instead make a gradual transition of the Condominium to a non-rental facility.

NOW THEREFOR, the Declaration is hereby amended in the following respect:

A. Subsection (g) Renting, Leasing of Section 2 Restrictions of Article III Purposes: Restrictions is hereby deleted in its entirety and the following substituted therefore:

**ARTICLE III**

**PURPOSES: RESTRICTIONS**

**Section 2 Restrictions** The Condominium shall be subject to the following restrictions:

(g) Renting, Leasing

(i) A Unit owner who took title to the Unit on or before January 1, 2006 may rent the Unit on the following terms and conditions:

Any lease or rental agreement shall be in writing, shall provide that the lessee or renter shall be subject in all respects to the provisions hereof, and to the rules and regulations promulgated from time to time by the Board, and shall provide that the failure by the lessee or renter to comply with the terms of the Condominium

organization documents and lawful rules and regulations shall be a default under the lease or rental contract. No rental period shall be for less than six (6) consecutive months.

(ii) A Unit Owner who takes title to the Unit after January 1, 2006 shall not be permitted to lease or rent the Unit.

(iii) A Unit Owner may permit the Unit to be occupied by an individual related to the Unit Owner by marriage or consanguinity. If the Unit is owned by joint tenants the relationship need only to be with one of the joint tenants.

(iv) All occupants of a rented or leased Unit must be related by marriage or consanguinity. This provision shall not apply to a tenant or tenants occupying a rental or leased Unit as of July 1, 2005.

B. All provisions of the Declaration inconsistent with the Amendment made herein are amended to be consistent with the Amendment made herein.

C. This Amendment has been consented to by Unit Owners exercising, not less than 75% of the voting power of the Unit Owners and the consent in excess of 51% of eligible holders of first mortgages on Units as evidenced by records on file with the Board of Trustees of the Villas at Springtree Condominium Association.

IN WITNESS WHEREOF, this Ninth Amendment to Declaration of Condominium Ownership of the Villas at Springtree Condominium is executed this 3<sup>rd</sup> day of February, 2008.

✓  
VILLAS AT SPRINGTREE  
CONDOMINIUM ASSOCIATION

By: Harold A. Brown  
President

By: Brenda L. Buck  
Secretary

STATE OF OHIO        )  
                                  SS  
PORTAGE COUNTY    )

Before me, a Notary Public in and for said County and State, personally appeared VILLAS AT SPRINTREE CONDOMINIUM ASSOCIATION by Harold E. Cushman its President and Brenda L. Buck, its Secretary, who acknowledged that they 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 them personally as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Ravenna, Ohio this 3rd day of February, 2008.

Lola Sorbara  
Notary Public

LOLA SORBARA  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES MARCH 12, 2007

INSTRUMENT PREPARED BY:

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BONNIE M. HOWE  
PORTAGE CO. RECORDER

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