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AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
BLUE WATER CONDOMINIUM ASSOCIATION, INC.

200700174407
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M. PARK
05-07-2007 At 02:36 pm.
AMND DECLAR 76.00
OR Book 1187 Page 840 - 846

THIS WILL CERTIFY THAT A COPY OF THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BLUE WATER CONDOMINIUM ASSOCIATION, INC. WAS FILED IN THE OFFICE OF THE COUNTY AUDITOR OF OTTAWA COUNTY, OHIO.

DATED: 5-7-07

Ellen Be...
BY: Mary T. Gardner, slip.

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
BLUE WATER CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium Ownership for Blue Water Condominium Association was originally recorded August 29, 1985, in Ottawa County Records, Volume 313, page 364 and subsequently amended by recorded amendment on October 17, 1985, in Ottawa County Records, Volume 314, Page 194; and

WHEREAS, the Blue Water Condominium Association, Inc. is a not-for-profit corporation consisting of all Unit Owners in Blue Water Condominiums and as such is the representative of all Unit Owners, and

WHEREAS, Article XIX of said Declaration authorizes amendments to the Declaration and Bylaws, and

WHEREAS, Unit Owners representing in excess of 75.00% of the voting power of the Association have executed an instrument in writing setting forth specifically the new matter to be added; and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the President of the Association that a copy of the amendment was mailed by certified mail to all mortgagees on the records of the Association having bona fide liens of record against any Unit ownership, and

WHEREAS, the Association has in its records the consents to the Amendment signed by Unit Owners representing 77.36% of the voting power and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B; and

WHEREAS, the Association has in its records the consents to the Amendment signed by the Board of Directors and further has in its records the consents, if any, of the mortgagees as certified by the Secretary in the attached Exhibit B, and

WHEREAS, the proceedings necessary to amend the Declaration as required by the Ohio Revised Code and the Declaration of Condominium Ownership for Blue Water Condominium Association have in all respects been complied with,

NOW THEREFORE, the Declaration of Condominium Ownership for Blue Water Condominium Association, Inc. is hereby amended by the following:

VL1187PG0842

Article III, Section 2(g) in the Declaration and the First Amendment to the Declaration entitled "Renting, Leasing." is hereby deleted in its entirety and the following Section 2(g) entitled "Renting, Leasing" is to be inserted in substitution for the already existing provisions.

INSERT in the Declaration, Article III, Section 2(g);

(g) Renting, Leasing. 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 regulation 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 organizational document and lawful rules and regulation shall be a default under the lease or rental contract. No rental period shall be for less than one hundred and eighty (180) consecutive days. A copy of each lease that is the subject of this provision must be signed by the Owner and tenant and delivered to the Board of Directors and the Blue Water management company prior to the commencement of the lease term.

Any conflict between these provisions and any other provisions in the Declaration and Bylaws shall be interpreted in favor of these provisions. Upon the recording of this amendment, only Unit Owners of record at the time of such filing shall have standing to contest the validity of the amendment, whether of procedural, substantive or any other grounds, provided further that any such challenge shall be brought within one year of the recording of the Amendment.

[The remainder of this page is intentionally left blank.]

VL1187PG0843

IN WITNESS WHEREOF, the said Blue Water Condominium Association, Inc. has caused the execution of this instrument this 25th day of APRIL, 2007.

BLUE WATER CONDOMINIUM ASSOCIATION, INC.

Signed and acknowledged
in the presence of both:

William B. Bender
Witness #1: WILLIAM B. BENDER JR
Please print name below signature.

By: [Signature]
Mr. John Resetar, President

William B. Bender
Witness #2: WILLIAM B. BENDER JR
Please print name below signature.

By: [Signature]
Ms. Linda Dalrymple, Secretary

This instrument prepared by:
STEVEN M. OTT, ESQ.
KIMBERLY M. SUTTER, ESQ.
Ott & Associates Co., L.P.A.
55 Public Square, Suite 1008
Cleveland, Ohio 44113
Telephone: (216) 771-2600
Facsimile: (216) 830-8939
Email: Steven.Ott@OttEsq.com
ksutter@ottesq.com

STATE OF OHIO)
)
COUNTY OF CUYAHOGA) SS.

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named Blue Water Condominium Association, Inc., by its President and 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 each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 25th day of APRIL, 2007.


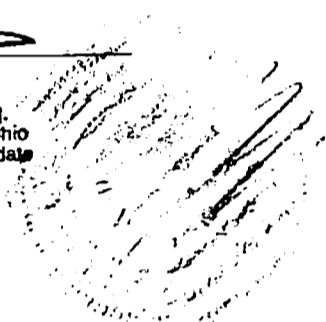

Notary Public
JAMES A. CRASSO, Esq.
Notary Public, State of Ohio
My comm. has no expir. date
Section 147.03 R.C.



EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

Mr. John Resetar, being first duly sworn, states as follows:

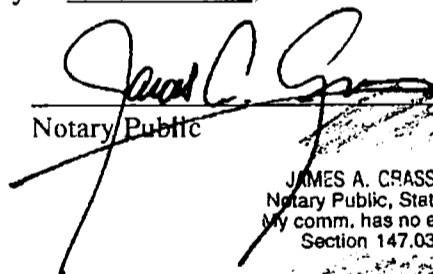
1. He is the duly elected and acting President of the Blue Water Condominium Association, Inc.
2. As such President, he caused copies of the amendment to the Declaration of Blue Water Condominium Association, Inc. to be mailed by certified mail to all mortgagees on the record of the Association having bona fide liens of record against any Unit Ownership.
3. Further affiant sayeth naught.



 Mr. John Resetar, President

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named **Mr. John Resetar** who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at CLEVELAND, Ohio, this 25th day of APRIL, 2007.



 Notary Public

JAMES A. CRASSO, Esq.
 Notary Public, State of Ohio
 My comm. has no expir. date
 Section 147.03 R.C.

EXHIBIT B

CERTIFICATION OF SECRETARY

The undersigned, being the duly elected and qualified Secretary of the Blue Water Condominium Association, Inc. hereby certifies that there is on file in the records of the Association, the names of the following mortgagees, if any, who have consented to the proposed Amendment to the Declaration of Blue Water Condominium Association, Inc.

Linda Dalrymple
Ms. Linda Dalrymple, Secretary

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County, personally appeared the above-named Ms. Linda Dalrymple who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at CLEVELAND, Ohio, this 25th day of APRIL, 2007.

James A. Crasso
Notary Public
JAMES A. CRASSO, Esq.
Notary Public, State of Ohio
My comm. has no expir. date
Section 147.03 R.C.