

SECOND AMENDMENT

TO THE DECLARATION OF CONDOMINIUM OWNERSHIP

**FOR THE ENCLAVE: A CONDOMINIUM COMMUNITY LOCATED IN
FAIRLAWN, SUMMIT COUNTY, OHIO**


This will certify that a copy of this Second Amendment to the Declaration of Condominium Ownership for THE ENCLAVE: A CONDOMINIUM COMMUNITY was filed with the Office of the Summit County, Ohio, Fiscal Office, Recording Department and the Summit County Auditor, respectively, on September 13, 2012.

Summit County Fiscal Office

KRISTEN M. SCALISE CPA, CFE
SUMMIT COUNTY FISCAL OFFICER

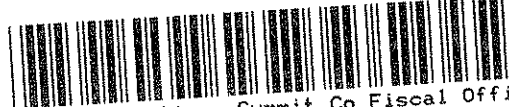
Deputy Fiscal Officer

BY:


Kelly Phelps

MMK/TG
THIS INSTRUMENT PREPARED BY:

Robert D. Kehoe
KEHOE & ASSOCIATES, LLC
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Cleveland, Ohio 44114
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CONDO 36.00
Kristen Scalise, Summit Co Fiscal Office

**SECOND AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE ENCLAVE: A CONDOMINIUM COMMUNITY
LOCATED IN FAIRLAWN, SUMMIT COUNTY, OHIO**

RECITALS

WHEREAS, on June 08, 2011, the Declaration of Condominium Ownership (the "Declaration") with Bylaws attached thereto, and Drawings incorporated by reference therein, Reception Number 55783783, were filed with the Summit County Fiscal Office; and

WHEREAS, on December 01, 2011, a First Amendment to the Declaration of Condominium Ownership incorporated by reference therein, Reception Number 55821987, was filed with the Summit County Fiscal Office; and

WHEREAS, the Enclave at Rosemont Ridge Condominium Owners' Association, Inc. received complaints that its Declaration and Rules and Regulations contain limitation on leasing which is against the requirements of institutional mortgagees, and

WHEREAS, §5311.05(E)(1)(a) of the Ohio Revised Code allows the Board of Directors without a vote of the unit owners to amend the declaration in any manner necessary to meet the requirements of institutional mortgagees, guarantors and insurers of first mortgage loans, the federal national mortgage association, the federal home loan mortgage corporation, the federal housing administration, the veterans administration, and similar institutions;

WHEREAS, §5311.081 (B)(5) of the Ohio Revised Code allows the Board of Directors to adopt rules that regulate the occupancy of units;

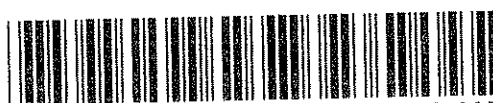
NOW, THEREFORE, THE DECLARATION IS AMENDED AS FOLLOWS:

1.0. AMENDMENT TO THE DECLARATION:

1.1 Article XVI "SALE, LEASING OR OTHER ALIENATION OF UNITS" is amended by deleting Paragraph (2) of Section (B) "Unit Owner's Right to Lease Unit".

1.2. Article XVI "SALE, LEASING OR OTHER ALIENATION OF UNITS" is amended by deleting Paragraph (3) of Section (B) "Unit Owner's Right to Lease Unit".

1.3. Article XVI "SALE, LEASING OR OTHER ALIENATION OF UNITS" is amended by adding Paragraph 2 to Section (B) "Unit Owner's Right to Lease Unit" that shall read as follows:



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“Unit Owners are allowed to lease his/her/their Unit upon a written notice to the Board not later than seven (7) days prior to the beginning date of the lease, and subject to the Board’s approval of the same.”

2.0. OTHER PROVISIONS REMAIN IN FULL FORTH AND EFFECT. Except as hereinabove amended and supplemented, all other provisions of the Declaration and Bylaws shall be and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Second Amendment to be executed this 11th day of September 2012.

THE ENCLAVE AT ROSEMONT RIDGE
CONDOMINIUM OWNERS’ ASSOCIATION, INC.

By: *Dianne Onesti*

Dianne Onesti, President
The Enclave at Rosemont Ridge Condominium Owners’
Association, Inc.

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared The Enclave at Rosemont Ridge Condominium Owners’ Association, Inc., an Ohio non-profit housing corporation, by Dianne Onesti, President, who acknowledged that she did sign the foregoing instrument and that the same was her free act and deed.

GIVEN, under my hand and Notarial Seal this 11th day of SEPTEMBER, 2012.

THIS INSTRUMENT PREPARED BY:

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R D Kehoe

Robert D. Kehoe
Notary Public-State of Ohio
Commission has no expiration date
Section 147.03 R. C.