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**First Grantor:**  
 VILLAS AT BALLANTRAE CONDOMINIUM ASSN

**First Grantee:**  
 VILLAS AT BALLANTRAE CONDOMINIUM

**Fees:**  
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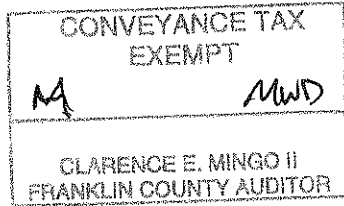
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AUG 17 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR  
VILLAS AT BALLANTRAE CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR VILLAS AT BALLANTRAE  
CONDOMINIUM RECORDED AT INSTRUMENT NO. 200212110318071 OF  
THE FRANKLIN COUNTY RECORDS.

AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
VILLAS AT BALLANTRAE CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Villas at Ballantrae Condominium (the "Declaration") and the Bylaws of Villas at Ballantrae Condominium Association (the "Bylaws"), attached to and made part of the Declaration, were recorded at Franklin County Records, Instrument No. 200212110318071, and

WHEREAS, the Villas at Ballantrae Condominium Association (the "Association") is a corporation consisting of all Villa Unit Owners in Villas at Ballantrae Condominium and as such is the representative of all Villa Unit Owners, and

WHEREAS, Declaration Article XIX, Section 1 authorizes amendments to the Declaration, and

WHEREAS, Villa Unit Owners representing at least 75% of the Association's current voting power have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment"), and

WHEREAS, the Association has in its records the signed, written consents to the Amendment signed by Villa Unit Owners representing 75% of the Association's voting power as of June 3, 2016, and

WHEREAS, the Association has in its records the power of attorney signed by Villa Unit Owners representing 75% of the Association's voting power authorizing the Association's officers to execute the Amendment on their behalf, and

WHEREAS, attached as Exhibit A is a certification of the Association's President and Secretary stating that the Amendment was duly adopted in accordance with the Declaration provisions, and

WHEREAS, the proceedings necessary to amend the Declaration as required by Chapter 5311 of the Ohio Revised Code and the Declaration have in all respects been complied with.

NOW THEREFORE, the Declaration of Condominium Ownership for Villas at Ballantrae Condominium is amended by the following:

MODIFY DECLARATION ARTICLE III, SECTION 2(h) entitled, "Signs." Said modification, to be made on Page 4 of the Declaration, as recorded at Franklin County Records, Instrument No. 200212110318071, and as amended at Instrument No. 201005170060274, is as follows (deleted language is crossed-out; new language is underlined):

(h). Signs. No sign of any kind ~~will~~ shall be displayed to the public view on the Condominium Property except: (a) on the Common Elements, signs regarding and regulating the use of the Common Elements, provided they are approved by the Board; and (b) on the interior side of the window, or on the grass area immediately in front of and behind a Villa Unit, a one professionally prepared sign not in excess of nine square feet in size as installed above ground, including the frame or post and hardware, and which may include one customary, professional display box or tube for information about the Villa Unit, advertising the Villa Unit for sale or rent, provided that a Villa Unit Owner may not have more than one for sale/rent sign in front of the Villa Unit and one for sale/rent sign in the rear of the Villa Unit; ~~and (c) on the Common Elements and model Villa Units, signs advertising the sale and/or rental of Villa Units by the Declarant during the period of its sale and rental of Villa Units, provided, if these limitations on use of signs, or any part thereof, are determined to be unlawful, only the signs described in subitem (a), above, will shall be permitted after Declarant's period of sales and rental of Villa Units.~~

The Board has the authority to determine if a "For Sale" sign or display box or tube is customary or professional and to adopt Rules to further define and clarify the provision on "For Sale" signs, including, without limitation, the permitted appearance, size, design, color, materials, or placement location of such signs.


Any conflict between these provisions and any other provision of the Declaration, Bylaws, and/or Drawings will be interpreted in favor of these provisions on for sale/rent signs. 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 Villa Unit Owners of record at the time of such filing have standing to contest the validity of the amendment, 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 amendment.

The Villas at Ballantrae Condominium Association has caused the execution of this instrument this 9th day of July, 2016.

VILLAS AT BALLANTRAE CONDOMINIUM ASSOCIATION

By:   
\_\_\_\_\_  
GREG WAYT, its President

By:   
\_\_\_\_\_  
CAROL POCHODYLO, its Secretary

STATE OF OHIO )  
COUNTY OF Franklin ) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Villas at Ballantrae Condominium Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 4 of 6, 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.

9 I have set my hand and official seal in Dublin, Ohio, this day of July, 2016.

Jaime Willet  
NOTARY PUBLIC

Place notary stamp/seal here:



JAIME WILLET  
Notary Public  
in and for the State of Ohio  
My Commission Expires  
June 25, 2017

This instrument prepared by:  
KAMAN & CUSIMANO, LLC, Attorneys at Law  
OfficePointe at Polaris  
470 Olde Worthington Road, Suite 460  
Columbus, Ohio 43082  
(614) 882-3100  
ohiocondolaw.com

EXHIBIT A

CERTIFICATION OF PRESIDENT AND SECRETARY

STATE OF OHIO )  
COUNTY OF Franklin ) SS

GREG WAYT and CAROL POCHODYLO, being the duly elected and acting President and Secretary of the Villas at Ballantrae Condominium Association, certify that the Amendment to the Declaration of Condominium Ownership for Villas at Ballantrae Condominium was duly adopted in accordance with the provisions set forth in the Declaration for amendments.

[Signature]  
GREG WAYT, President


[Signature]  
CAROL POCHODYLO, Secretary

BEFORE ME, a Notary Public in and for said County, personally appeared the above named GREG WAYT and CAROL POCHODYLO who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Dublin, Ohio, this 9 day of July, 2016.

[Signature]  
NOTARY PUBLIC

Place notary stamp/seal here:



JAIME WILLET  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 25, 2017