

AMENDMENT**12th Amendment to the Declaration of Condominium Ownership for Arrowhead Bay Condominiums**

WHEREAS, the Declaration of Condominium for Arrowhead Bay Condominiums (the "Declaration") and the Bylaws of Homeowners Association of Arrowhead Bay ("Bylaws") attached as "Exhibit A" to the Declaration, was recorded at Mahoning County Records Volume 1898 Page 149 et seq., and

WHEREAS, the Homeowners Association of Arrowhead Bay (the "Association") is a corporation consisting of all unit owners in Arrowhead Bay Homeowners Association and as such is the representative of all unit owners, and

WHEREAS, Article XVI of said Declaration authorizes amendments to the Declaration and Article VII, Section 3 of said bylaw authorizes amendments to the Bylaws, and

WHEREAS, unit owners represent an excess of 75.00% of the Association's voting power have voted in favor of specific matters to be modified (the "Amendments"), and

WHEREAS, attached hereto as "Exhibit A" is an affidavit of the Association's president that a copy of the Amendments were mailed by certified mail to all unit owners and all first mortgagees on the records of the Association, and

WHEREAS, attached hereto as "Exhibit B" is a certification from the Association's secretary as to the consenting mortgagees, on the records of the Association, to the Amendments, and

WHEREAS, the Association has in its records the signed, written consent to Amendments A signed by unit owners representing at least 79.60% of the Association's voting power and

WHEREAS, the Association has in its records the Power of Attorney signed by unit owners representing at least 79.60% of the Association's voting power authorizing the Association's officers to execute Amendment A on their behalf and

WHEREAS, the Association has in its records the signed, written consent to Amendment B signed by unit owners representing at least 75 % of the Association's voting power and

WHEREAS, the Association has in its records a Power of Attorney signed by unit owners representing at least 75% of the Association's voting power authorizing the Association's officers to execute Amendment B on their behalf and

WHEREAS, the Association has in its records the signed, written consent to Amendment C signed by unit owners representing at least 75 % of the Association's voting power and

WHEREAS, the Association has in its records a Power of Attorney signed by unit owners representing at least 75% of the Association's voting power authorizing the Association's officers to execute Amendment C on their behalf and

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

NOW THEREFORE, the Declaration of Condominium Ownership for Arrowhead Bay Condominiums is hereby amended by the following:

AMENDMENT A MODIFIED BYLAWS ARTICLE XV, PAGE 35, to authorize the purchase of the clubhouse, pool, and one (1) garage with all contents for the sum of ninety-five thousand dollars (\$95,000.00) from the Home Savings and Loan Company of Youngstown, Ohio. A down payment in the amount of twenty thousand dollars (\$20,000.00) will be tendered at the time of transfer of the ownership and financing will be negotiated for the balance due.

AMENDMENT B MODIFIED DECLARATION OF CONDOMINIUM OWNERSHIP FOR ARROWHEAD BAY CONDOMINIUMS ARTICLE XI, PARAGRAPH 7 to include a second paragraph as follows: All owners owning a dog over twenty-five (25) pounds that has been owned for a period of at least six (6) months shall submit a picture and fill out a questionnaire and submit a photo to be returned within ten (10) days after the approval of this amendment. Further, each owner must execute a waiver of agreement indicating that the pet will not be placed with any other pet over twenty-five (25) pounds and that owner will follow the existing rules per our current Declaration of Condominium Ownership. Further, all individuals purchasing or renting condominiums must execute and have signed a waiver referring to all existing documents and especially pet regulations must be followed.

AMENDMENT C MODIFIED BYLAWS ARTICLE XI, SECTION 12 "RENTAL OF UNITS" said modification to be made on Page 28 of the Articles of Condominium Ownership for Arrowhead Bay Condominiums as Exhibit C to the Declaration as recorded in Mahoning County Records Volume 1898 Page 149 et seq., is as follows "delete the language currently included and add the following language. **Section 12 Rental of Units** No existing condominium may be sold for purposes of renting. All condominiums must be owner occupied. Any units currently being rented will be grandfathered. The following exceptions will apply to this regulation:

- 1). Current owners may lease to a family member
- 2). A selling unit can be leased up to eighteen (18) months with board approval for hardship reasons. All units being listed or rented must notify board and all purchase agreements and leases must be approved by board and in all cases the form must be signed, that the new owner or tenant has received and read documents from owner and agrees to these terms.

STATE OF OHIO)
) ss: **AFFIDAVIT**
COUNTY OF MAHONING)

Larry Canale, being first duly sworn states as follows:

1). He is the duly elected and acting president of the Homeowners Association of Arrowhead Bay.

2). As such president, he certifies the copies of the Amendments to the Declaration of Condominium Ownership for Arrowhead Bay Condominiums were mailed by certified mail to all unit owners and all first mortgagees having bonafide liens of record against the unit of ownership through mortgages and interest, notice has been given to the Association.

FURTHER, AFFIANT SAYETH NAUGHT.



LARRY CANALE, President

STATE OF OHIO)
) ss:
COUNTY OF MAHONING)

SWORN to before me and SUBSCRIBED in my presence, a Notary Public, in foresaid county personally appeared the above-named Homeowners Association of Arrowhead Bay by its President and Secretary who acknowledge that they did sign the forgoing instrument and that the same is the free act and deed of said corporation, the free act of each of them personally as such officers.

In witness whereof, I have hereunto set my hand and official seal at Youngstown, Ohio this 21st day of December, 2010.



NOTARY PUBLIC



IN WITNESS WHEREOF, The Homeowners Association of Arrowhead Bay has caused the execution of this instrument this 21st day of December, 2010.

HOMEOWNERS ASSOCIATION OF ARROWHEAD BAY



BY: LARRY CANALE, President



BY: Susan Prock, Secretary

STATE OF OHIO)
) ss:
COUNTY OF MAHONING)

SWORN to before me and SUBSCRIBED in my presence, a Notary Public, in foresaid county personally appeared the above-named Homeowners Association of Arrowhead Bay by its President and Secretary who acknowledge that they did sign the forgoing instrument and that the same is the free act and deed of said corporation, the free act of each of them personally as such officers.

In witness whereof, I have hereunto set my hand and official seal at Youngstown, Ohio this 21st day of December, 2010.


NOTARY PUBLIC




EXHIBIT B

CERTIFICATION OF THE SECRETARY

The undersigned, being the duly elected and qualified secretary of the Homeowners Association of Arrowhead Bay, hereby certifies that there is on file in the Association's Records the names of the following mortgagees, if any, who have consented to the proposed Amendments to the Declaration of Condominium Ownership for Arrowhead Bay Condominiums.

None.



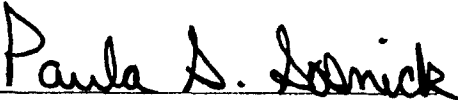
Susan Proch, Secretary

STATE OF OHIO)
) ss:
COUNTY OF MAHONING)

SWORN to before me and SUBSCRIBED in my presence, a Notary Public, in foresaid county personally appeared the above-named Homeowners Association of Arrowhead Bay by its President and Secretary who acknowledge that they did sign the forgoing instrument and that the same is the free act and deed of said corporation, the free act of each of them personally as such officers.

In witness whereof, I have hereunto set my hand and official seal at Youngstown, Ohio this 21ST day of December, 2010.

Prepared by
Federal title



NOTARY PUBLIC

