

TWELFTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
CROSSINGS AT CANTERBURY TRAILS CONDOMINIUM

PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CROSSINGS AT CANTERBURY TRAILS CONDOMINIUM RECORDED AT VOLUME 1153, PAGE 365 ET SEQ., OF THE GREENE COUNTY RECORDS.

PLAT MAP RECORDED AT PLAT CABINET VOLUME 30, PAGE 455B ET SEQ. OF THE GREENE COUNTY RECORDS.

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
CROSSINGS AT CANTERBURY TRAILS CONDOMINIUM

WHEREAS, the Declaration of Condominium Ownership for Crossings at Canterbury Trails Condominium (the "Declaration") and the Bylaws of Crossings at Canterbury Trails Condominium Association (the "Bylaws"), attached to and made a part of the Declaration, were recorded at Greene County Records Volume 1153, Page 365 et seq., and

WHEREAS, the Crossings at Canterbury Trails Condominium Association (the "Association") is a corporation consisting of all Unit owners in Crossings at Canterbury Trails and as such is the representative of all Unit owners, and

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

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

WHEREAS, the Association has in its records the signed, written consents to Amendments A and B signed by Unit owners representing 75% of the Association's voting power as of March 3, 2011, and

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

WHEREAS, attached hereto as Exhibit A is a certification of the Association's President and Treasurer stating that the Amendments were 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 Crossings at Canterbury Trails Condominium is hereby amended by the following:

AMENDMENT A

INSERT a new DECLARATION ARTICLE III, SECTION 2(s) entitled, "Occupancy Restriction." Said new addition, to be added on Page 5 of the Declaration, as recorded at Greene County Records, Volume 1153, Page 365 et seq., is as follows:

(s) Occupancy Restriction. A person who is classified a Tier III or Tier II sexual offender/child-victim offender, or any future equivalent classification, and for whom the County Sheriff or other government entity must provide community notification of the sex offender's residence is prohibited from residing in or occupying a Unit or remaining in or on the Condominium Property for any length of time. The classification of a sexual offender/child-victim offender and determination of whether notice is required is made by a court of law pursuant to the Ohio Sex Offenders Act, as may be amended and/or renamed from time to time, or similar statute from another jurisdiction. The Association shall not, however, be liable to any Unit owner or Occupant, or anyone visiting any Unit owner or the Association, as a result of the Association's alleged failure, whether negligent, intentional, or otherwise, to enforce the provisions of this restriction.

Any conflict between this provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this restriction on the occupancy of Units. 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 on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.

AMENDMENT B

DELETE DECLARATION ARTICLE III, SECTION 2(g) entitled, “Renting and Leasing,” in its entirety. Said deletion to be taken from Pages 3-4 of the Declaration, as recorded at Greene County Records, Volume 1153, Page 365 et seq., and as amended at Volume 2523, Page 800 et seq.

INSERT a new DECLARATION ARTICLE III, SECTION 2(g) entitled, “Leasing of Units.” Said new addition, to be added on Page 3 of the Declaration, as recorded at Greene County Records, Volume 1153, Page 365 et seq., is as follows:

(g) Leasing of Units. No Unit shall be leased, let or rented, whether for monetary compensation or not, by a Unit owner(s) to others for business, speculative, investment or any other purpose. The intent of this restriction is to create a community of resident Unit owners, subject to the following:

(i) This restriction does not apply to: (a) Units that are occupied by the parent(s) or child(ren) of the Unit owner(s); or, (b) any Unit owner(s) leasing or renting his/her Unit at the time of recording of this amendment with the Greene County Recorder’s Office, and who has registered his/her Unit as being leased with the Association within ninety (90) days of the recording of this amendment, said Unit owner(s) shall continue to enjoy the privilege of leasing that Unit until the title to said Unit is transferred to a subsequent Unit owner(s).

(ii) To meet a special situation and to avoid an undue hardship or practical difficulty, each Unit owner(s) has the right to lease his/her Unit, provided the Unit owner(s) gives prior written notice to the Board, to a specified lessee for a one-time period not less than six (6) consecutive months nor more than twenty-four (24) consecutive months. The one-time hardship exception of up to twenty-four (24) months may in no event be extended beyond the one twenty-four (24) month period.

(iii) In no event shall a Unit be rented or leased by the Unit owner(s) for transient purposes, which is defined to mean

a rental for any period less than six (6) full, consecutive calendar months, nor rented or leased to any business or corporate entity for the purpose of corporate housing or similar type usage. Sub-leasing of any Unit, in whole or in part, is also prohibited.

(iv) Any land contract for the sale of a Unit must be recorded with the Greene County Recorder's Office and a recorded copy of the land contract must be delivered to the Board. Any land contract not recorded is an impermissible lease.

(v) All exempted leases must be in writing. The lessee must abide by the terms of the Declaration, Bylaws, and rules and regulations. The Unit owner(s) shall relinquish all amenity privileges, but continue to be responsible for all obligations of ownership of his/her Unit and shall be jointly and severally liable with the lessee to the Association for the conduct of the lessee and/or any damage to property. The Unit owner(s) must deliver a copy of any exempted lease to the Board prior to the beginning of the lease term.

(vi) In accordance with Ohio Revised Code Section 5311.19(B), the Association may initiate eviction proceedings, pursuant to Chapters 5321 and 1923 of the Revised Code, to evict a tenant. The action shall be brought by the Association, as the Unit owner(s)'s agent, in the name of the Unit owner(s). In addition to any procedures required by Chapters 5321 and 1923 of the Revised Code, the Association shall give the Unit owner(s) at least ten (10) days written notice of the intended eviction action. The costs of any eviction action, including reasonable attorneys' fees, shall be charged to the Unit owner(s) and shall be the subject of a special Assessment against the offending Unit and made a lien against that Unit.

Any conflict between this provision and any other provisions of the Declaration and Bylaws shall be interpreted in favor of this restriction on the leasing of Units. 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 on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.

IN WITNESS WHEREOF, the said Crossings at Canterbury Trails Condominium Association has caused the execution of this instrument this 28 day of March, 2011.

CROSSINGS AT CANTERBURY TRAILS CONDOMINIUM ASSOCIATION

By: Walker Russell
WALKER RUSSELL, its President

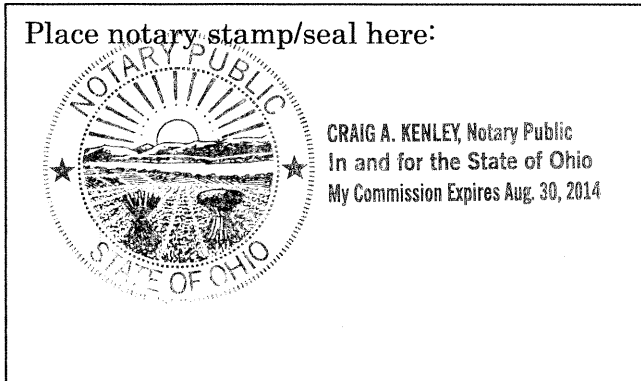
By: Lana Carroll
LANA CARROLL, its Secretary

STATE OF OHIO)
)
COUNTY OF Greene) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Crossings at Canterbury Trails Condominium Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 6 of 12, 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 in Beaver creek, Ohio, this 28 day of March, 2011.

C. A. Kenley
NOTARY PUBLIC



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

EXHIBIT A

CERTIFICATION OF PRESIDENT AND TREASURER

The undersigned, being the duly elected and qualified President and Treasurer of the Crossings at Canterbury Trails Condominium Association, hereby certifies that the Association received the signed, written consents of Unit owners representing 75% of the Association's voting power in favor of the Amendment to the Declaration in accordance with the provisions of Declaration Article XIX and caused such signed, written consents to be filed with the corporate records for Crossings at Canterbury Trails Condominium Association.

Walker Russell
WALKER RUSSELL, President

Lana Carroll
LANA CARROLL, Secretary

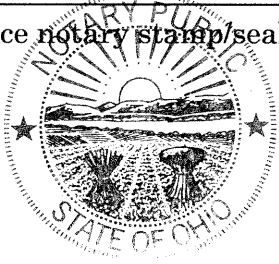
STATE OF OHIO)
)
COUNTY OF Greene) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named WALKER RUSSELL and LANA CARROLL who acknowledges that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Beaver Creek, Ohio, this 28 day of March, 2011.

C. A. Kenley
NOTARY PUBLIC

Place notary stamp/seal here:



CRAIG A. KENLEY, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 30, 2014

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 1, Units 2304, 2306, 2310 and 2312 as well as Building 2, Units 2314, 2316, 2320 and 2322, inclusive, of Crossings at Canterbury Trails Condominium, as depicted on Plat Volume Cabinet 30, Page 455 B, 456 A-B, 457 A-B; 458 A-B; 459 A of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2304 Patrick Boulevard	B42000400200001000
2306 Patrick Boulevard	B42000400200001100
2310 Patrick Boulevard	B42000400200001200
2312 Patrick Boulevard	B42000400200001300
2314 Patrick Boulevard	B42000400200001400
2316 Patrick Boulevard	B42000400200001500
2320 Patrick Boulevard	B42000400200001600
2322 Patrick Boulevard	B42000400200001700

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 12, Units 2336, 2338, 2330 and 2332; Building 13, Units 2348, 2350, 2340, 2342; and Building 14, Units 2362, 2354, 2360 and 2352, inclusive, of Crossings at Canterbury Trails Condominium, Phase 1, as depicted on Plat Volume Cabinet 30, Page 515B-521A of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2336 Patrick Boulevard	B42000400200002100
2338 Patrick Boulevard	B42000400200002200
2330 Patrick Boulevard	B42000400200001900
2332 Patrick Boulevard	B42000400200002000
2348 Patrick Boulevard	B42000400200002500
2350 Patrick Boulevard	B42000400200002600
2340 Patrick Boulevard	B42000400200002300
2342 Patrick Boulevard	B42000400200002400
2362 Patrick Boulevard	B42000400200003000
2354 Patrick Boulevard	B42000400200002800
2360 Patrick Boulevard	B42000400200002900
2352 Patrick Boulevard	B42000400200002700

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 4, Units 2325, 2323, 2803 and 2805; Building 5, Units 2802, 2806, 2803 and 2805; and Building 6, Units 2303, 2301, 2814 and 2816, inclusive, of Crossings at Canterbury Trails Condominium, Phase 2, as depicted on Plat Volume Cabinet 30, Page 566A-571A of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2325 Patrick Boulevard	B42000400200003400
2323 Patrick Boulevard	B42000400200003300
2803 Stefan Place	B42000400200003100
2805 Stefan Place	B42000400200003200

2802 Stefan Place	B42000400200003500
2806 Stefan Place	B42000400200003800
2803 Austin Place	B42000400200003600
2805 Austin Place	B42000400200003700
2303 Patrick Boulevard	B42000400200004000
2301 Patrick Boulevard	B42000400200003900
2814 Austin Place	B42000400200004100
2816 Austin Place	B42000400200004200

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 7, Units 2810, 2820, 2784 and 2780, inclusive, of Crossings at Canterbury Trails Condominium, Phase 3, as depicted on Plat Volume Cabinet 30, Page 609B-612A of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2810 Austin Place	B42000400200004500
2820 Austin Place	B42000400200004600
2784 Austin Place	B42000400200004400
2780 Austin Place	B42000400200004300

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 15, Units 2392, 2394, 2388 and 2386; Building 24, Units 2397, 2395, 2389 and 2387; and Building 25, Units 2379, 2377, 2381 and 2383, inclusive, of Crossings at Canterbury Trails Condominium, Phase 4, as depicted on Plat Volume Cabinet 30, Page 627B-632B of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2392 Patrick Boulevard	B42000400200004900
2394 Patrick Boulevard	B42000400200005000
2388 Patrick Boulevard	B42000400200004800
2386 Patrick Boulevard	B42000400200004700
2397 Patrick Boulevard	B42000400200005400
2395 Patrick Boulevard	B42000400200005300
2389 Patrick Boulevard	B42000400200005200
2387 Patrick Boulevard	B42000400200005100
2379 Patrick Boulevard	B42000400200005600
2377 Patrick Boulevard	B42000400200005500
2381 Patrick Boulevard	B42000400200005700
2383 Patrick Boulevard	B42000400200005800

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 16, Units 2402, 2418, 2400 and 2420; Building 22, Units 2423, 2421, 2417 and 2415; and Building 23, Units 2409, 2401, 2411 and 2403, inclusive, of Crossings at Canterbury Trails Condominium, Phase 5, as depicted on Plat Volume Cabinet 30, Page 656B-661B, of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2402 Patrick Boulevard	B42000400200006000
2418 Patrick Boulevard	B42000400200006100
2400 Patrick Boulevard	B42000400200005900
2420 Patrick Boulevard	B42000400200006200
2423 Patrick Boulevard	B42000400200006600
2421 Patrick Boulevard	B42000400200006500
2417 Patrick Boulevard	B42000400200006400
2415 Patrick Boulevard	B42000400200006300
2409 Patrick Boulevard	B42000400200006900
2401 Patrick Boulevard	B42000400200006700
2411 Patrick Boulevard	B42000400200007000
2403 Patrick Boulevard	B42000400200006800

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 20, Units 2435, 2437, 2445 and 2447 and Building 21, Units 2425, 2427, 2431 and 2433, inclusive, of Crossings at Canterbury Trails Condominium, Phase 6, as depicted on Plat Volume Cabinet 30, Page 784B-787B of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2435 Patrick Boulevard	B42000400200007100
2437 Patrick Boulevard	B42000400200007200
2445 Patrick Boulevard	B42000400200007300
2447 Patrick Boulevard	B42000400200007400
2425 Patrick Boulevard	B42000400200007500
2427 Patrick Boulevard	B42000400200007600
2431 Patrick Boulevard	B42000400200007700
2433 Patrick Boulevard	B42000400200007800

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 17, Units 2428, 2410, 2408 and 2430 and Building 18, Units 2436, 2434, 2446 and 2444, inclusive, of Crossings at Canterbury Trails Condominium, Phase 7, as depicted on Plat Volume Cabinet 34 Page 639A-645A of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2428 Patrick Boulevard	B42000400200008100
2410 Patrick Boulevard	B42000400200008000
2408 Patrick Boulevard	B42000400200007900
2430 Patrick Boulevard	B42000400200008200
2436 Patrick Boulevard	B42000400200008400
2434 Patrick Boulevard	B42000400200008300
2446 Patrick Boulevard	B42000400200008600
2444 Patrick Boulevard	B42000400200008500

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 19, Units 2441, 2443, 2449 and 2451, inclusive, of Crossings at Canterbury Trails Condominium, Phase 8, as depicted on Plat Volume Cabinet 34, Page 679A-683A of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2441 Patrick Boulevard	B42000400200008700
2443 Patrick Boulevard	B42000400200008800
2449 Patrick Boulevard	B42000400200008900
2451 Patrick Boulevard	B42000400200009000

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 10, Units 2782, 2784, 2795 and 2789 and Building 11, Units 2793, 2795, 2777 and 2779, inclusive, of Crossings at Canterbury Trails Condominium, Phase 9, as depicted on Plat Volume Cabinet 34, Page 705B-711B of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2782 Stefan Place	B42000400200009100
2784 Stefan Place	B42000400200009200
2795 Austin Place	B42000400200009300
2789 Austin Place	B42000400200009400
2793 Stefan Place	B42000400200009700
2795 Stefan Place	B42000400200009800
2777 Stefan Place	B42000400200009500
2779 Stefan Place	B42000400200009600

Situated in Section 23, Township 3, Range 7 MRS, City of Beavercreek, County of Greene, State of Ohio, and being Building 8, Units 2770, 2772, 2764 and 2768 and Building 9, Units 2790, 2792, 2776 and 2778, inclusive, of Crossings at Canterbury Trails Condominium, Phase 10, as depicted on Plat Volume Cabinet 34, Page 781B-786B of the Greene County Recorder's Office.

<u>Unit</u>	<u>PPN</u>
2770 Austin Place	B42000400200010000
2772 Austin Place	B42000400200010100
2764 Austin Place	B42000400200009900
2768 Austin Place	B42000400200009900
2790 Austin Place	B42000400200010400
2792 Austin Place	B42000400200010500
2776 Austin Place	B42000400200010200
2778 Austin Place	B42000400200010300