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**AMENDMENT TO THE DECLARATION AND BYLAWS
OF THE BARRINGTONS AT WEDGEWOOD VILLA CONDOMINIUM COMMUNITY**

Auditor's Certificate

This is to certify that a copy of this Amendment to the Declaration of The Barringtons at Wedgewood Villa Condominium Community has been filed with the Auditor of Delaware County, Ohio, this 10 day of September, 2013.

AUDITOR OF DELAWARE COUNTY, OHIO

George Kaitsa T.H.
By:

This Instrument prepared by Robin L. Strohm, Esq., Williams & Strohm, LLC, Attorneys at Law, 2 Miranova Place, Suite 380, Columbus, Ohio 43215-7047.

**AMENDMENT TO THE DECLARATION AND BYLAWS
OF THE BARRINGTONS AT WEDGEWOOD VILLA CONDOMINIUM COMMUNITY**

This Amendment to the Declaration of The Barringtons at Wedgewood Villa Condominium Community is made this 28th day of August, 2013.

RECITALS

A. The Barringtons at Wedgewood Villa Condominium Community is a condominium created under Ohio's condominium law pursuant to the filing of a declaration of condominium recorded on November 24, 1997, in O.R. 0633, Page 259, of Delaware County, Ohio; and as further amended in O.R. 0653, Page 236, O.R. 0668, Page 630, O.R. 0007, Page 2199, O.R. 0007, Page 2210, O.R. 0203, Page 1616, O.R. 0280, Page 213, O.R. 0453, Page 0844, Instrument Number 200400039637, Instrument Number 200400044405, Instrument Number 200500009220, Instrument Number 200500025485, Instrument Number 200700004602, Instrument Number 200900018770, Delaware County Records.

B. Pursuant to Article XVIII of the Declaration of November 24, 1997, and the provisions of Ohio Revised Code Section 5311, the undersigned officers of the condominium hereby certify that the following amendment has been promulgated according to the terms of Article XIX of the Declaration and that 75% of all unit owners have consented to the following amendment

C. NOW THEREFORE, the Declaration of Condominium of November 24, 1997, is amended to read to add new subsection (q), to Article III, Section 2., **Sexual Offenders**, to read as follows:

Sexual Offenders. No person who is adjudicated to be a Tier II sex offender/child-victim offender or Tier III sex offender/child-victim offender and required to register with a designated registering agency, thereby requiring notice to be given pursuant to Ohio Sex Offender Registration laws, or similar statute from another jurisdiction, as the same may from time to time be amended, may reside in or occupy a unit for any length of time; provided however, that any such offender who occupies a unit at the time when this amendment is recorded shall not be subject to this provision.

The Association may enforce this provision by commencing an action and seeking an Order in any Court of competent jurisdiction to enjoin such person(s) from occupying or residing in a unit and from coming onto the condominium property, or in the name of the unit owner as the owner's agent for this sole purpose, to evict such person residing in, or occupying a unit, and shall charge all costs of such injunction, eviction and enforcement, including reasonable attorney fees, to the unit owner violating this provision. Any such costs so incurred shall be the subject of a special assessment against the offending unit and made a lien against the offending unit, which lien may be foreclosed in the same manner as provided by Ohio law and as herein set forth.

The Association shall not be liable to any Unit owner or occupant, or to anyone visiting any Unit owner or occupant or coming onto the condominium property, as a result of the Association's alleged failure, whether negligent, intentional or otherwise, to report the presence of such a person or to enforce the provisions of this subsection.

P. All other provisions of the Declaration of November 24, 1997, and all amendments thereto not modified herein, shall remain in full force and effect. To the extent that this Amendment conflicts with any prior amendment, this Amendment shall control.

Q. The effective date of this Amendment shall be the date of recording with the Delaware County Recorder.

IN WITNESS WHEREOF, the President and Secretary of The Barringtons at Wedgewood Villa Condominium Community Association have hereunto set their hands this 28th day of August, 2013.

Nancy Verber

President

Nancy Verber

Printed

Sandra C. Kessler

Secretary

SAUNDRA C. KESSLER

Printed

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public, personally appeared the above-named Nancy Verber and Sandra C. Kessler, President and Secretary respectively and swore the signing hereof to be of their own free and voluntary act and that the same is true this 28th day of August, 2013.

[Signature]
NOTARY PUBLIC

my Commission expires 11/2/13