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NOV 26 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



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Terry J. Brown
Franklin County Recorder

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CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

**AMENDMENT TO THE DECLARATION
OF NORTHLAND SENIOR VILLAGE CONDOMINIUM III**

Auditor's Certificate

This is to certify that a copy of this Amendment to the Declaration of Northland Senior Village Condominium III has been filed with the Auditor of Franklin County, Ohio, this 26 day of November, 2013.

AUDITOR OF FRANKLIN COUNTY, OHIO

Clarence E Mingo II
By: Michael Dreen

This Instrument prepared by Charles T. Williams, Attorney at Law, 2 Miranova Place, Ste. 380, Columbus, Ohio 43215.

**AMENDMENT TO THE DECLARATION
OF NORTHLAND SENIOR VILLAGE CONDOMINIUM III**

This Amendment to the Declaration of Northland Senior Village Condominium III is made this 21st day of November, 2013.

RECITALS

A. Northland Senior Village Condominium III is a condominium created under Ohio's condominium law pursuant to the filing of a Declaration of Condominium recorded on May 14, 1987, in OR 9649, Page A-03, Franklin County, Ohio Recorder's Office.

B. Pursuant to Article XVIII of the Declaration of May 14, 1987, 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 15. A. of the Declaration and that 75% of all unit owners have consented to the following amendment. There are no "eligible mortgagees."

C. NOW THEREFORE, the Declaration of Condominium of May 14, 1987, is amended to DELETE Article 11. M., in its entirety and to REPLACE it, to read as follows:

Housing for 55 and Older. This condominium shall be administered and managed to qualify as housing for persons 55 years and older under applicable federal laws. No persons shall occupy any unit at the condominium who shall be under the age of 55 years, except with written permission of the Board pursuant to its powers to promulgate rules and regulations as necessary to administer this provision so as to maintain and qualify the condominium as housing for persons 55 years or older under the Federal Fair Housing Amendments Act of 1988, Housing for Older Persons Act of 1995, the Rules of HUD under 24 CFR Part 100, and all amendments thereto. This status generally will require that at least 80% of the units be occupied by at least one person who is 55 years or older. Age verification will be done at least every two years by the Association. The Board shall have all powers necessary to enforce, interpret, and comply with the requirements of any law governing the condominium's continuing compliance with these provisions. The Board shall adopt, publish and adhere to policies and procedures that demonstrate its intent to operate the Association as housing for persons 55 years of age or older which policies and procedures shall be in force at the time that this provision is recorded with the Franklin County Recorder. This provision shall not be recorded with the Franklin County Recorder until such time as the Association qualifies as housing for persons 55 years of age or older under applicable federal law.

D. All other provisions of the Declaration of May 14, 1987, and all amendments thereto not modified herein, shall remain in full force and effect.

E. The effective date of this Amendment shall be the date of recording with the Franklin

County Recorder.

IN WITNESS WHEREOF, the President and Secretary of Northland Senior Village Condominium III Association have hereunto set their hands this 21st day of NOVEMBER, 2013.

Geraldine H. Hayes
President
Geraldine H. Hayes
Printed

Judy Radin
Secretary
Judy Radin
Printed

ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, personally appeared the above-named GERALDINE N. HAYES and JUDY RADIN, 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 21st day of NOVEMBER, 2013.



RUTH E. YOCKE
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES JAN. 22, 2014

Ruth E. Yocke
NOTARY PUBLIC