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VOL. 3273 . PAGE 185

AMENDED DECLARATION
OF
BROAD-BRUNSON PLACE CONDOMINIUM

25654

Pursuant to a meeting of the Unit Property Owners of the Broad-Brunson Place Condominium held November 11, 1971, which was a continuation of an adjourned meeting of November 3, 1971, the Declaration of the Broad-Brunson Place Condominium filed September 12, 1963, and recorded September 16, 1963, in Volume 2507, Page 493, Recorder's Office, Franklin County, Ohio, is hereby amended by authority of the above-stated meeting and the Amended Rules and Regulations of said Condominium to permit fencing and other items on common ground for the purpose of inclosing portions of common area to be used as patios.

IT IS HEREBY DECLARED that all requests for such fencing shall be submitted in writing along with plans as to design, uniformity and control, to the Board of Managers, and their approval with written consent must be given by the Board of Managers in each case.

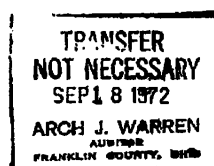
IT IS FURTHER DECLARED that any gates, a part of such fencing, shall be kept unlocked.

Unit Owners may beautify their area by planting of flowers and shrubbery without submitting written plans.

Any variance from the provisions and restrictions provided for in Paragraph 3 of the original Declaration shall be approved by the Board of Managers and seventy-five (75%) percent of the Unit Property Owners in writing, also "Place of Business" as referred to in sub-section C, Paragraph 3, shall be defined by the Board of Managers in the event that such a question should arise.

We, the undersigned, being seventy-five (75%) percent of the voting power and Unit Owners hereby consent to the foregoing Declaration of the said Condominium, and hereby
SEP 18 1972

Received.....19.....At 4:05 P 1 -
Recorded SEP 20 1972.....19.....In Franklin County
JAMES A. SCHAEFER, Recorder
Recorder's fee \$ 5.50



agree that this Amendment is made by authority of Paragraph 9, of the original Declaration duly recorded and in conformity with the original Declaration, and Chapter 5311, Ohio Revised Code, pertaining to Condominiums.

Approved, this 5th day of Sept., 1972.

Gilbert L. Schwartz living at 1734 E. Broad St.

Walter H. Schaffer living at 1799 E. Long St.

John J. Schaffer living at 1798 E. Broad St.

Jerry Ross Lind living at 1801 E. Long St.

Robert P. Young living at 28 Brunson Ave.

Frank B. Gage living at 28 Brunson Ave.

Harold J. Gage living at 40 Brunson Ave.

John J. Gage living at 12 Brunson Ave.

Robert J. Gage living at 42 Brunson Ave.

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FIRST AMENDMENT

TO

AMENDED AND RESTATED DECLARATION AND BY-LAWS FOR
BROAD-BRUNSON PLACE CONDOMINIUM


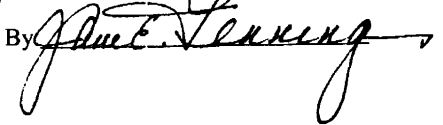


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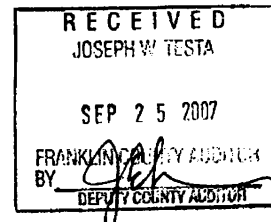
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09/25/2007 10:51AM BXVORYS,SATER
Robert G. Montgomery
Franklin County Recorder

This will certify that copies of this First Amendment to the Amended and Restated Declaration and By-laws of Broad-Brunson Place Condominium has been filed in the office of the County Auditor, Franklin County, Ohio.

Dated: September 25, 2007


Franklin County Auditor
By 

This Instrument Prepared By:
J. Theodore Smith
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P.O. Box 1008
Columbus, OH 43216



FIRST AMENDMENT
TO
AMENDED AND RESTATED DECLARATION AND BY-LAWS FOR
BROAD-BRUNSON PLACE CONDOMINIUM

This FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION AND BY-LAWS FOR BROAD-BRUNSON PLACE CONDOMINIUM (this "Amendment") is made this 24th day of September, 2007 by Broad-Brunson Place Condominium Unit Owners' Association (the "Association").

WHEREAS, Broad-Brunson Place Condominium was created by that certain the filing of a declaration of condominium ownership, and by-laws attached thereto, filed for record in Deed Book 2507, beginning at page 493 in the office of the Franklin County Recorder;

WHEREAS, an Amended and Restated Declaration and By-laws for Broad-Brunson Place Condominium (the "Amended Declaration") was filed of record in Official Record Volume 3780, beginning at page 1 in the office of the Franklin County Recorder (with the Amended By-Laws of the Association (hereinafter the "Amended By-Laws") recorded as an attachment thereto, beginning at Official Record 3780, page 29);

WHEREAS, the Association desires to amend Section 12 of Article IV of the Amended By-Laws as set forth herein.

NOW THEREFORE, Section 12 of Article IV of the Amended By-Laws is hereby expanded to include the following as an addition thereto:

- (k) in the name of the Association, borrow money for the purpose of repairing and/or replacing Common Areas of the Condominium, and to assign the Association's right to common assessments, or other future income, to a lender as security for such a loan.

By execution of this Amendment, and as required by Section 2 of Article XVII of the Amended Declaration, the undersigned President and Secretary of the Association do hereby certify that this Amendment was duly adopted and authorized by the affirmative vote or approval of Unit owners having at least 75% of the voting power of all Unit owners at a duly called meeting of the Association. At this time there are no eligible holders of first mortgages (as that term is defined in the Amended Declaration) on Units.

IN WITNESS WHEREOF, the Association caused this Amendment to be executed by its duly authorized officers this 24th day of September, 2007.


Broad-Brunson Place Condominium Unit Owners' Association, an Ohio non-profit corporation

By: Stephen T. Woods
Stephen T. Woods, President

By: Kathleen H. Ransier
Kathleen H. Ransier, Secretary

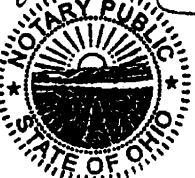
State of Ohio)
County of Franklin)

The foregoing instrument was acknowledged before me this 24th day of September, 2007, by Stephen T. Woods, the President of Broad-Brunson Place Condominium Unit Owners' Association, an Ohio nonprofit corporation, on behalf of the corporation.

J. Theodore Smith
Notary Public

J. THEODORE SMITH
ATTORNEY AT LAW
My commission has no
expiration date.
Section 147.03 R.C.

State of Ohio)
County of Franklin)

The foregoing instrument was acknowledged before me this 24th day of September, 2007, by Kathleen H. Ransier, the Secretary of Broad-Brunson Place Condominium Unit Owners' Association, an Ohio nonprofit corporation, on behalf of the corporation.

J. Theodore Smith
Notary Public

J. THEODORE SMITH
ATTORNEY AT LAW
My commission has no
expiration date.
Section 147.03 R.C.