

**EIGHTH AMENDMENT TO THE PEPPERRIDGE OF WILDWOOD CONDOMINIUM
DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS OF
PEPPERRIDGE OF WILDWOOD CONDOMINIUM OWNERS' ASSOCIATION**

This will certify that a copy of the Eighth Amendment to the PepperRidge of Wildwood Condominium Declaration of Condominium Ownership and By-Laws of PepperRidge of Wildwood Condominium Owners' Association has been filed in the office of the County Auditor, Butler County, Ohio, this _____ day of _____, 2025.

BUTLER COUNTY AUDITOR

By: _____

This Instrument Prepared by:

Jonathan J. Hartman, Esq.
Wood + Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202
(513) 214-3032

**EIGHTH AMENDMENT TO THE PEPPERRIDGE OF WILDWOOD CONDOMINIUM
DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS OF
PEPPERRIDGE OF WILDWOOD CONDOMINIUM OWNERS' ASSOCIATION**

WHEREAS, the PepperRidge of Wildwood Condominium Declaration of Condominium Ownership was recorded on August 26, 1983 in Deed Book 1475, Page 70 of the Official Records of Butler County, Ohio ("Declaration"); and

WHEREAS, the Bylaws of PepperRidge of Wildwood Condominium Owners' Association, Inc. ("By-Laws") was attached to the Declaration as "Exhibit C" and recorded along with the Declaration on August 26, 1983 in Deed Book 1475, Page 135; and

WHEREAS, the First Amendment to the Declaration of Condominium Ownership was recorded in Official Record Book 1482, Page 244 of the Butler County, Ohio Recorder's Office on November 22, 1983; and

WHEREAS, the Second Amendment to the Declaration of Condominium Ownership was recorded in Official Record Book 1486, Page 45 of the Butler County, Ohio Recorder's Office on January 9, 1984; and

WHEREAS, the Third Amendment to the Declaration of Condominium Ownership was recorded in Official Record Book 1491, Page 552 of the Butler County, Ohio Recorder's Office on April 3, 1984; and

WHEREAS, the Fourth Amendment to the Declaration of Condominium Ownership is dated May 25 1984 and was recorded in Official Record Book 1496, Page 399 of the Butler County, Ohio Recorder's Office; and

WHEREAS, the Fifth Amendment to the Declaration of Condominium Ownership was recorded in Official Record Book 1502, Page 216 of the Butler County, Ohio Recorder's Office on August 1, 1984; and

WHEREAS, the Sixth Amendment to the Declaration of Condominium Ownership was recorded in Official Record Book 1506, Page 226 of the Butler County, Ohio Recorder's Office on September 20, 1984; and

WHEREAS, the Seventh Amendment to the Declaration of Condominium Ownership was recorded in Official Record Book 1637, Page 704 of the Butler County, Ohio Recorder's Office on July 15, 1988; and

WHEREAS, another amendment to the Declaration, also titled the Seventh Amendment to the Declaration of Condominium Ownership, was recorded in Official Record Book 7664, Page 2115 of the Butler County, Ohio Recorder's Office on November 29, 2005; and

WHEREAS, the Declaration, By-Laws, and all Amendments thereto are binding upon the Units described in Exhibit A hereto; and

WHEREAS, Article XII of the Declaration provides that the Declaration and By-Laws may be amended by filing for record with the Recorder of Butler County, Ohio of an instrument in writing setting forth the items to be amended and any new matter to be added and approved by seventy-five percent (75%) of the total voting power of the Association; and

WHEREAS, Article XII of the Declaration provides that any amendment to the Declaration must be approved by the Eligible Mortgage Holders; and

WHEREAS, Section 8.1.2 of the By-Laws defines an "Eligible Mortgage Holder" as those holders of a first mortgage on a Unit that have requested, in writing, that the Association notify them of any proposed action that requires the consent of a specified percentage of eligible mortgage holders; and

WHEREAS, no mortgage holder has sent a written request pursuant to Section 8.1.2 of the By-Laws and, as such, there are no Eligible Mortgage Holders as certified by the Affidavit of the President of the Association attached hereto Exhibit B; and

WHEREAS, at least seventy-five percent (75%) of the Unit Owners have signed this Seventeenth Amendment as evidenced by certification contained in the Affidavit of the President of the Association attached hereto as Exhibit B;

NOW, THEREFORE, the By-Laws are amended as follows:

1. The following shall be added to the By-Laws as Section 6.10(r):

Section 6.10 Authority of the Board. In addition to the powers set forth above, the Association, through the Board of Directors, may exercise all powers of the Association, including the power to do the following:

(r) Borrow money and assign the Association's rights to assessments, or other future income, to a lender as security for a loan to the Association.

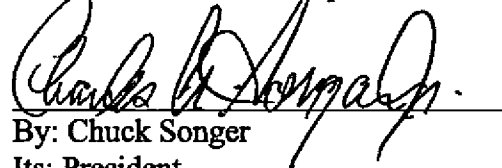
Except as amended herein, the Declaration and By-Laws remain in full force and effect

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IN WITNESS WHEREOF, pursuant to Article XII of the Declaration, at least seventy-five percent (75%) of the Members of the PepperRidge of Wildwood Condominium Owners' Association have consented to this Amendment, and such consent is evidenced by the affidavit of the President attached hereto as Exhibit B.

**PEPPERRIDGE OF WILDWOOD
CONDOMINIUM OWNERS'
ASSOCIATION**

An Ohio Non-Profit Corporation


By: Chuck Songer
Its: President

STATE OF OHIO)

COUNTY OF) :SS

Butler)

The foregoing instrument was acknowledged before me this 10th day of January, 2025 by Chuck Songer, the President of **PepperRidge of Wildwood Condominium Owners' Association**, an Ohio Non-Profit Corporation, on behalf of the corporation.



Notary Public



BRANDON HAMILTON
Notary Public
State of Ohio
My Comm. Expires
July 17, 2028

EXHIBIT A**Legal Description**

Situated in the City of Fairfield, Butler County, Ohio, and being Building A, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, as depicted on Plat Book 1052, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building B, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, as depicted on Plat Book 1052, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building C, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, as depicted on Plat Book 1052, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building D, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, as depicted on Plat Book 1052, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building E, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, as depicted on Plat Book 1052, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building F, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase II-A, as depicted on Plat Book 1083, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building G, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, as depicted on Plat Book 1052, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building H, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase II-A, as depicted on Plat Book 1083, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building I, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase II-A, as depicted on Plat Book 1083, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building J, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase II-A, as depicted on Plat Book 1083, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building K, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase II-B, as depicted on Plat Book 1102, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building L, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase II-B, as depicted on Plat Book 1102, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building M, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase II-B, as depicted on Plat Book 1102, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building N, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase III-B, as depicted on Plat Book 1120, Pages A, B, C and D of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building O, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase III-B, as depicted on Plat Book 1120, Pages A, B, C and D of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building P, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase III-A, as depicted on Plat Book 1137, Pages A, B, C, D, E and F of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building Q, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase III-A, as depicted on Plat Book 1137, Pages A, B, C, D, E and F of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building R, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase III-A, as depicted on Plat Book 1137, Pages A, B, C, D, E and F of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building S, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-A, as depicted on Plat Book 1137, Pages A, B, C, D, E and F of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building T, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-A, as depicted on Plat Book 1176, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building U, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-A, as depicted on Plat Book 176, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building V, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-A, as depicted on Plat Book 1176, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building W, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-A, as depicted on Plat Book 1176, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building X, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-A, as depicted on Plat Book 1176, Pages A, B, C, D and E of the Records of Butler County, Ohio;

Situated in the City of Fairfield, Butler County, Ohio, and being Building Y, Units 1-6, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-B, as depicted on Plat Book 1163, Pages A, B, C and D of the Records of Butler County, Ohio; and

Situated in the City of Fairfield, Butler County, Ohio, and being Building Z, Units 1-4, inclusive, of Pepperridge of Wildwood Condominium, Phase IV-B, as depicted on Plat Book 1163, Pages A, B, C and D of the Records of Butler County, Ohio.

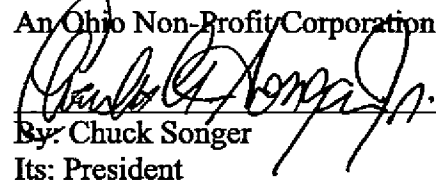
EXHIBIT B**PRESIDENT'S AFFIDAVIT**

Now comes Chuck Songer, after being duly cautioned and sworn, and swears and affirms as follows:

1. I am the duly elected President of PepperRidge of Wildwood Condominium Owners' Association., an Ohio non-profit corporation.
2. I certify that at least seventy-five percent (75%) of the voting power of the Association has approved of this Eighth Amendment to the Declaration and By-Laws.
3. I certify that there are no Eligible Mortgage Holders, as defined in Section 8.1.2 of the By-Laws, in the records of the Association.

**PEPPERRIDGE OF WILDWOOD
CONDOMINIUM OWNERS'
ASSOCIATION**

An Ohio Non-Profit Corporation


By: Chuck Songer
Its: President

STATE OF OHIO)

COUNTY OF Butler) :SS

Sworn to or affirmed and subscribed before me this 10th day of January, 2025
by Chuck Songer, the President of **PepperRidge of Wildwood Condominium Owners' Association**, an Ohio Non-Profit Corporation, on behalf of the corporation.


Notary Public



BRANDON HAMILTON
Notary Public
State of Ohio
My Comm. Expires
July 17, 2028