

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 2/23/26 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By JB



Melissa Jordan, Delaware County Recorder
Type: DECLAR AMEN Pg: 1 of 11
Rec: 3/24/2026 09:14 AM Fee: \$115.00
KAMAN & CUSIMANO ATTORNEYS AT LAW
8101 N, HIGH STREET - SUITE 370
COLUMBUS, OH 43235
2026-00007356

(Mail)

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE VILLAGE AT MURPHYS CROSSING CONDOMINIUM

**PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR THE VILLAGE AT MURPHYS CROSSING
CONDOMINIUM RECORDED AT VOLUME 0601, PAGE 1529 OF THE
DELAWARE COUNTY RECORDS.**

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE VILLAGE AT MURPHYS CROSSING CONDOMINIUM**

RECITALS

- A.** The Declaration of Condominium Ownership for The Village at Murphys Crossing Condominium (the "Declaration") was recorded at Delaware County Records, Volume 0601, Page 1529.
- B.** The Village at Murphy's Crossing Condominium Association (the "Association") is a corporation consisting of all Unit Owners in Village at Murphys Crossing Condominium and as such is the representative of all Unit Owners.
- C.** Article XVII, Section 4 authorizes amendments to the Declaration.
- D.** Unit Owners representing at least 75 percent of the Association's current voting power, have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment").
- E.** As of December 8, 2025, Unit Owners representing 75 percent of the Association's voting power have signed and delivered to the Association written consents, along with powers of attorney, in favor of the Amendment and authorizing the Association's officers to execute the Amendment on their behalf.
- F.** Attached as Exhibit A is a certification of the Association's President and Secretary stating that the Amendment was duly adopted in accordance with the Declaration provisions in all material respects.
- G.** The Association has complied with the proceedings necessary to amend the Declaration, as required by Chapter 5311 of the Ohio Revised Code and the Declaration, in all material respects.

AMENDMENT

The Declaration of Condominium Ownership for The Village at Murphys Crossing Condominium is amended by the following:

MODIFY THE FIRST SETENCE OF DECLARATION ARTICLE XI, SECTION 1.
Said modification to the Declaration is (deleted language is crossed-out; new language is underlined):

Section 1. Fire and Extended Coverage Insurance. The Board shall have the authority to and shall obtain insurance for all buildings, structures, supplies, machinery, fixtures and equipment and common personal property and supplies now or at any time hereafter constituting a part of the Common Elements or common property of the Association, against loss or damage by fire, lightning, and such other perils as are ordinarily insured against by standard extended coverage endorsements, and all other perils which are customarily covered with respect to projects similar in construction, location and use, including all perils normally covered by the standard "all risk" endorsement, where such is available in the locale of the Condominium Property, in amounts at all times sufficient to prevent the Unit Owners from becoming co-insurers under the terms of any applicable co-insurance clause or provision and not less than one hundred percent (100%) of the current replacement cost of such items (exclusive of land, foundations, footings, excavations, and other items normally excluded from coverage, as determined from time to time by the insurer, with guaranteed replacement cost endorsement or replacement cost endorsement and if there is a co-insurance provision, with agreed amount endorsement, and with a reasonable deductible ~~not greater than the lesser of \$10,000 or 1% of the face amount of the policy~~ amount as determined by the Board.

Any conflict between the above provision and any other provisions of the Declaration and Bylaws will be interpreted in favor of this provision modifying the deductible requirements for the Association's insurance coverage. The invalidity of any part of the above provision does not impair or affect in any manner the validity or enforceability of the remainder of the provision. On the recording of this amendment, only Unit Owners of record at the time of the filing have standing to contest the validity of this amendment, whether on procedural, substantive, or any other grounds, provided further that any challenge must be brought in the court of common pleas within one year of the recording of this amendment.

The Village at Murphy's Crossing Condominium Association has caused the execution of this instrument this 21st day of January, 2026

THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM ASSOCIATION

By: 
JOHN SUMINSKI, President

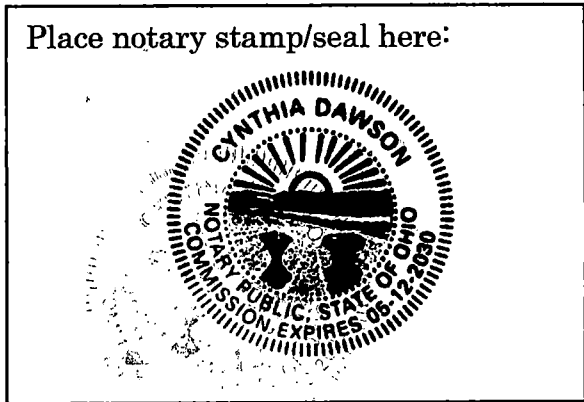
STATE OF OHIO)
) SS
COUNTY OF DELAWARE)

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named The Village at Murphy's Crossing Condominium Association, by **JOHN SUMINSKI**, its President who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of the corporation and the free act and deed of him personally and as such officer.

I have set my hand and official seal this 21st day of January, 2026


NOTARY PUBLIC

**This instrument prepared by:
KAMAN & CUSIMANO, LLC
Attorneys at Law
8101 North High Street, Suite 370
Columbus, Ohio 43235
(614) 882-3100
ohiocondolaw.com**



The Village at Murphy's Crossing Condominium Association has caused the execution of this instrument this 21st day of January, 2026

THE VILLAGE AT MURPHY'S CROSSING CONDOMINIUM ASSOCIATION

By: James Jolly
JAMES JOLLY, Secretary

STATE OF OHIO)
) SS
COUNTY OF DELAWARE)

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named The Village at Murphy's Crossing Condominium Association, by **JAMES JOLLY**, its Secretary who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of the corporation and the free act and deed of him personally and as such officer.

I have set my hand and official seal this 21st day of January, 2026

Cynthia Dawson
NOTARY PUBLIC

This instrument prepared by:
KAMAN & CUSIMANO, LLC
Attorneys at Law
8101 North High Street, Suite 370
Columbus, Ohio 43235
(614) 882-3100
ohiocondolaw.com

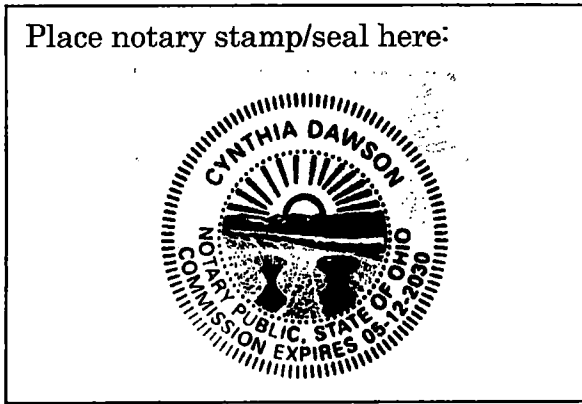


EXHIBIT A-1

CERTIFICATION OF PRESIDENT

JOHN SUMINSKI, being the duly elected and acting President of The Village at Murphy's Crossing Condominium Association, certifies that the Amendment to the Declaration of Condominium Ownership for The Village at Murphys Crossing Condominium was duly adopted in accordance with the provisions set forth in the Declaration for amendments in all material respects.

John Suminski

JOHN SUMINSKI, President

STATE OF OHIO)
) SS
COUNTY OF DELAWARE)

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named JOHN SUMINSKI who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

I have set my hand and official seal this 21st day of January, 2026.

Cynthia Dawson

NOTARY PUBLIC

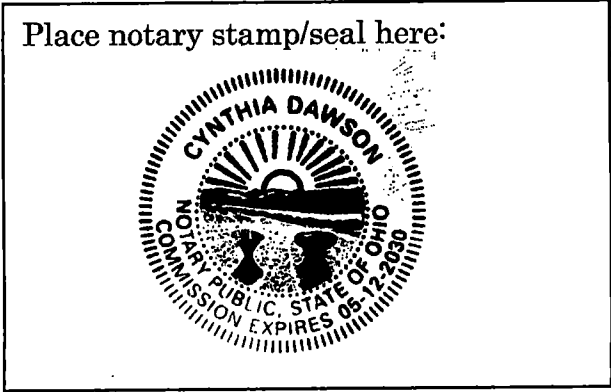


EXHIBIT A-2

CERTIFICATION OF SECRETARY

JAMES JOLLY, being the duly elected and acting Secretary of The Village at Murphy's Crossing Condominium Association, certifies that the Amendment to the Declaration of Condominium Ownership for The Village at Murphys Crossing Condominium was duly adopted in accordance with the provisions set forth in the Declaration for amendments in all material respects.



JAMES JOLLY, Secretary

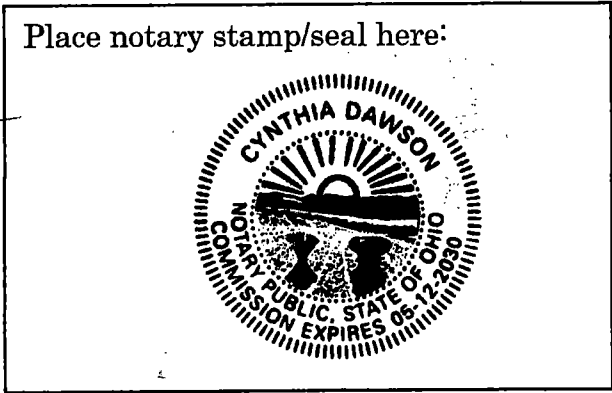
STATE OF OHIO)
) **SS**
COUNTY OF DELAWARE)

BEFORE ME, a Notary Public in and for the County, personally appeared the above-named **JAMES JOLLY** who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

I have set my hand and official seal this 21st day of January, 2026



NOTARY PUBLIC



LEGAL DESCRIPTION

Situated in the County of Delaware, State of Ohio and in the City of Powell:

Being Units Number A-127, A-133, A-139, B-104, B-110, B-116, B-122, C-119, C-125, D-97, D103, D-109, in Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529; and Condominium Plat Cabinet 3, Slide 551, Recorder's Office, Delaware County, Ohio.

Being Units Number E-92, E-245, E-253, and E-261, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Recorder's Office, Delaware County, Ohio.

Being Units Number K-43, K-51, K-59, and K-270, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, Recorder's Office, Delaware County, Ohio.

Being Units Number F-236, F-240, G-242, G-250, and G-258, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, Recorder's Office, Delaware County, Ohio.

Being Units Number M-269, M-277, M-285, and M-293, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, Fourth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 766. Page 1494-1500 and Condominium Plat Cabinet 3, Slide 795, Recorder's Office, Delaware County, Ohio.

Being Unit Number H-31, H-37, H-42, and H-48, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, the Fourth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 766. Page 1494-1500 and Condominium Plat Cabinet 3, Slide 795, and the Fifth Amendment to the Declarations, Bylaws, and Drawings recorded in Official Records Volume 780, Page 1310-1315 and Condominium Plat Cabinet 3, Slide 551, Recorder's Office, Delaware County, Ohio.

Being Unit Number N-87, and N-91, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, the Fourth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 766. Page 1494-1500 and Condominium Plat Cabinet 3, Slide 795, the Fifth Amendment to the Declarations, Bylaws, and Drawings recorded in Official Records Volume 780, Page 1310-1315 and Condominium Plat Cabinet 3, Slide 551, and the Sixth Amendment to the Declaration,

Bylaws, and Drawings recorded in Official Records Volume 824, Page 666-673 and Condominium Plat Cabinet 3, Slide 795, Recorder's Office, Delaware County, Ohio.

Being Unit Number L-58, L-64, L-70, and L-284, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, the Fourth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 766. Page 1494-1500 and Condominium Plat Cabinet 3, Slide 795, the Fifth Amendment to the Declarations, Bylaws, and Drawings recorded in Official Records Volume 780, Page 1310-1315 and Condominium Plat Cabinet 3, Slide 551, and the Sixth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 824, Page 666-673 and Condominium Plat Cabinet 3, Slide 795, and the Seventh Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 830, Page 1605-1614 and Condominium Plat Cabinet 4, Slide 5-5G, Recorder's Office, Delaware County, Ohio.

Being Unit Number I-12, I-18, I-24, J-11, J-19, J-27, and J-35, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, the Fourth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 766. Page 1494-1500 and Condominium Plat Cabinet 3, Slide 795, the Fifth Amendment to the Declarations, Bylaws, and Drawings recorded in Official Records Volume 780, Page 1310-1315 and Condominium Plat Cabinet 3, Slide 551, and the Sixth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 824, Page 666-673 and Condominium Plat Cabinet 3, Slide 795, and the Seventh Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 830, Page 1605-1614 and Condominium Plat Cabinet 4, Slide 5-5G, Recorder's Office, and the Eighth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 1041, Page 385-392 and Condominium Plat Cabinet 4, Slide 18, Recorder's Office, Delaware County, Ohio.

Being Unit Number O-63, O-69, O-75, O-81, P-52, and P-56, Village at Murphy's Crossing Condominium, as the same is numbered, designated, delineated and described in the Declaration, Bylaws, and Drawings thereof, of record, respectively, in Official Records Volume 601, Page 1529 and Condominium Plat Cabinet 3, Slide 551, First Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 700, Page 99 and Condominium Plat Cabinet 3, Slide 720, Second Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 732, Page 360 and Condominium Plat Cabinet 3, Slide 551, the Third Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 748, Page 195-198 and Condominium Plat Cabinet 3, Slide 551, the Fourth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 766, Page 1494-1500 and Condominium Plat Cabinet 3, Slide 795, the Fifth Amendment to the Declarations, Bylaws, and Drawings recorded in Official Records Volume 780, Page 1310-1315 and Condominium Plat Cabinet 3, Slide 551, and the Sixth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 824, Page 666-673 and Condominium Plat Cabinet 3, Slide 795, and the Seventh Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 830, Page 1605-1614 and Condominium Plat Cabinet 4, Slide 5-5G, Recorder's Office, and the Eighth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 1041, Page 385-392 and Condominium Plat Cabinet 4, Slide 18, Recorder's Office, and the Ninth Amendment to the Declaration, Bylaws, and Drawings recorded in Official Records Volume 1115, Page 682-690, and as amended at Volume 1116, Page 904-911, and as further amended at Volume 1119, Page 2036-2043, and Condominium Plat Cabinet 4, Slide 21, Recorder's Office, Delaware County, Ohio.