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Hamilton County Auditor



**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM PROPERTY
FOR MONTE LINDO CONDOMINIUM AND BY-LAWS OF MONTE LINDO
CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC. DBA SYCAMORE
MEADOWS CONDOMINIUM UNIT OWNERS' ASSOCIATION**

This will certify that the Second Amendment to the Declaration of Condominium Property for Monte Lindo Condominium and By-Laws of Monte Lindo Condominium Unit Owners' Association, Inc. dba Sycamore Meadows Condominium Unit Owners' Association has been filed in the office of the County Auditor, Hamilton County, Ohio, this _____ day of _____, 2021.

HAMILTON COUNTY AUDITOR

By: _____

Prepared by:

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Cuni, Ferguson & LeVay Co., LPA
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Cincinnati, Ohio 45215
(513) 771-6768
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DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - T.N.N.

CAGIS - _____

**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM PROPERTY
FOR MONTE LINDO CONDOMINIUM AND BY-LAWS OF MONTE LINDO
CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC. DBA SYCAMORE
MEADOWS CONDOMINIUM UNIT OWNERS' ASSOCIATION**

WHEREAS, the Declaration of Condominium Property for Monte Lindo Condominium ("Declaration") was recorded in Official Record Book 4161, Page 498 of the Hamilton County, Ohio Recorder's Office on October 29, 1979, and the By-Laws of Monte Lindo Condominium Unit Owners' Association, Inc. were recorded in Official Record Book 4161, Page 536 of the Hamilton County, Ohio Recorder's Office on October 29, 1979 ("By-Laws"); and

WHEREAS, the First Amendment to the Declaration and By-Laws was recorded in Official Record Book 10466, Page 2370 of the Hamilton County, Ohio Recorder's Office on February 6, 2007; and

WHEREAS, the Declaration as amended is binding upon the Owners of the property described in Exhibit "A" attached hereto; and

WHEREAS, Monte Lindo Condominium Unit Owners' Association, Inc. dba Sycamore Meadows Condominium Unit Owners' Association ("Association") is an Ohio non-profit corporation whose members are all of the Unit Owners of Units in Monte Lindo Condominium; and

WHEREAS, Article XV, Section 15.15 of the Declaration provides that the Declaration may be amended pursuant to the consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of the Association; and,

WHEREAS, the requisite percentage of Unit Owners desire to amend the Declaration as follows;

NOW, THEREFORE, pursuant to Article XV, Section 15.15 of the Declaration, the Declaration is hereby amended as follows:

1. Article XV, Section 15.15 is hereby deleted and replaced with the following:

Section 15.15. Amendment of Declaration and By-Laws. This Declaration and the By-Laws attached hereto as Exhibit C may be amended upon the filing for record with the Recorder of Hamilton County, Ohio of an instrument in writing setting forth specifically the item or items to be amended and any new matter to be added, which instrument shall have been duly authorized by the Unit Owners entitled to exercise at least seventy-five percent (75%) of the voting power of the Association. Such amendment must be executed by the President of the Board of Directors with the same formalities as this instrument and must refer to the volume and page in which this instrument and its attached exhibits, if any, are

recorded. No provision in this Declaration or By-Laws may be changed, modified or rescinded, if the same, after such change, modification or rescission, would conflict with the provisions of Chapter 5311 of the Ohio Revised Code, nor may any amendment be made to the percentage interest set forth in Section 3.3(B) without the prior unanimous approval of all Unit Owners.

2. Article I, Section 1.5 of the By-Laws is hereby deleted and replaced with the following:

1.5. Fiscal Year End. The fiscal year end of the Association shall be December 31.

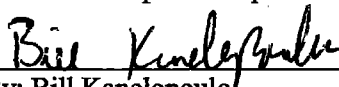
3. Article II, Section 2.1 of the By-Laws is hereby deleted and replaced with the following:

2.1. Number and Qualification. The Board of Directors shall consist of five (5) persons (hereinafter the "Directors"), except as otherwise provided, all of whom must be Owners.

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

IN WITNESS WHEREOF, Bill Kanelopoulo, the President of Monte Lindo Condominium Unit Owners' Association, Inc. dba Sycamore Meadows Condominium Unit Owners' Association, an Ohio non-profit corporation, hereby certifies that this Second Amendment was approved by seventy-five percent (75%) of the voting power of the Unit Owners, as evidenced by their collective signatures attached hereto as Exhibit B.

**MONTE LINDO CONDOMINIUM UNIT
OWNERS' ASSOCIATION, INC. DBA
SYCAMORE MEADOWS CONDOMINIUM
OWNERS' ASSOCIATION**
An Ohio non-profit corporation


By: Bill Kanelopoulo
President

**DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER**

Tax Map - T.N.N.

CAGIS - _____

STATE OF OHIO)
) SS:
COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me this 18th day of March, 2021 by Bill Kanelopoulo, the President of Monte Lindo Condominium Unit Owners' Association, Inc. dba Sycamore Meadows Condominium Unit Owners' Association, an Ohio non-profit corporation, by and on behalf of the corporation.



DEBRA A. O'TOOLE
Notary Public, State of Ohio
My Commission Expires
April 18, 2021

Debra A. O'Toole
Notary Public

This instrument was prepared by:
Amy S. Ferguson, Esq.
Cuni, Ferguson, & LeVay Co., L.P.A.
10655 Springfield Pike
Cincinnati, Ohio 45215-1120
(513) 771-6768
(513) 771-6781

EXHIBIT A
Legal Description

Situated in Section 15, Town 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio and being Building 4324, Units 1-12; Building 4326, Units 1-12; Building 4328, Units 1-8; Building 4330, Units 1-12 and Building 4332, Units 1-12 of Monte Lindo Condominium as created by the Declaration of Condominium Property Establishing a Plan for Condominium Ownership and Imposing Covenants, Conditions and Restrictions for the Project known as Monte Lindo Condominium recorded at Registered Land Deed Book 4161, Page 498 of the Hamilton County, Ohio Registered Land Records.