

FIRST AMENDMENT TO THE BY-LAWS  
TANNERS FARM CONDOMINIUM UNIT OWNERS  
ASSOCIATION, INC. AN OHIO CORPORATION NOT-FOR-PROFIT

WHEREAS, Tanners Farm Condominium Unit Owners Association, Inc., an Ohio non-profit corporation, hereinafter "Association", executed By-Laws for the Association on June 24, 2005; and

WHEREAS, Association desires to amend said By-Laws; and

WHEREAS, by a majority of the voting power of the Association, the Association desires to enter into this First Amendment to the By-Laws to amend the By-Laws as hereinafter set forth.

NOW THEREFORE, Association, pursuant to the authority of Article VII Amendments of the By-Laws, hereby declares that the By-Laws be and are hereby amended as follows (unless otherwise expressly provided herein, the terms used herein shall have the same meaning as defined in the By-Laws):

Section (A) Meetings under Article I Meetings of Members of Unit Owners Association on page one (1) of the By-Laws is deleted and the new Section (A) Meetings is substituted in lieu thereof:

- (A) Annual Meetings. The regular meeting of the members of the Unit Owners Association shall be held at the principal office of the corporation, in Painesville, Ohio or at such other location as may be designated by the Board of Directors in June of each year, at a convenient time designated by the Board of Directors. If that day falls on a legal holiday, the meeting shall be held on the day following at the same hour. The first annual meeting shall be held in January. All meetings of the Association are open to the unit owners.

Section (B) Regular Board of Directors under Article II Board of Directors on page two (2) of the By-Laws is deleted and the new Section (B) Regular Board of Directors is substituted in lieu thereof:

(B) Regular Board of Directors. At the members' first annual meeting, the business and affairs of the corporation shall be managed by a Board of three (3) Directors. The members shall elect the members of the Board of Directors from among the unit owners or the spouses of the unit owners. If a unit owner is not an individual, that unit owner may nominate for the Board of Directors any principal, member of a limited liability company, partner, director, officer or employee of that unit owner. Only one representative from each unit shall be permitted to be on the Board of Directors during the term of office. The Board of Directors shall elect a President, Secretary and Treasurer.

Section (H) Regular Meetings of Directors under Article II Board of Directors on page two (2) of the By-Laws is deleted and the new Section (H) Regular Meetings of Directors is substituted in lieu thereof:

(H) Regular Meetings of Directors. Regular meetings of the Board of Directors shall be held on a quarterly basis at such time and place as may be established by the Board of Directors. A meeting of the Board of Directors may be held by any method of communication, including electronic or telephonic communication provided that each member of the Board can hear, participate, and respond to every other member of the Board. In lieu of conducting a meeting, the Board of Directors may take action with the unanimous written consent of the members of the Board. Those written consents shall be filed with the minutes of the meetings of the Board.

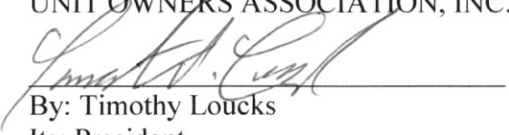
Except as amended herein, the By-Laws thereto shall remain in full force and effect.

Consent to this First Amendment to the By-Laws of Tanners Farm Condominium Unit Owners Association, Inc. is hereby exercised by the undersigned on behalf of three-fourth (3/4) of the unit owners consent.

IN WITNESS WHEREOF, Tanners Farm Condominium Unit Owners Association, Inc., as aforesaid, has caused their name to be signed to this First Amendment as of this 26<sup>th</sup> day of August, 2015.

This First Amendment to the By-Laws of Tanners Farm Condominium Unit Owners Association, Inc. has been signed by and acknowledged by Officer's of the Association. The Officer's of the Association hereby certify that a copy of the First Amendment has been mailed or hand-delivered to all Unit Owners and that there is three-fourth (3/4) approval from of the members entitled to vote.

TANNERS FARM CONDOMINIUM  
UNIT OWNERS ASSOCIATION, INC.

  
By: Timothy Loucks  
Its: President

*Brian Rice*

By: Brian Rice  
Its: Treasurer

STATE OF OHIO )  
 ) SS.  
LAKE COUNTY )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Timothy Loucks, President of Tanners Farm Condominium Unit Owners Association, Inc., an Ohio non-profit corporation, who acknowledged that he executed the within instrument and further acknowledged that he did examine and read the same, that such execution was the free act and deed of said association and was his/her free act and deed both individually and in his capacity as such member.

26<sup>th</sup> IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this day of August, 2015.

*Kellie A. Honkala*  
Notary Public



KELLIE A. HONKALA, NOTARY  
STATE OF OHIO  
MY COMMISSION EXPIRES: 12/14/17

STATE OF OHIO )  
 ) SS.  
LAKE COUNTY )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Brian Rice, Treasurer, of Tanners Farm Condominium Unit Owners Association, Inc., an Ohio non-profit corporation, who acknowledged that he/she executed the within instrument and further acknowledged that he did examine and read the same, that such execution was the free act and deed of said Association and was his/her free act and deed both individually and in his capacity as such member.

26<sup>th</sup> IN TESTIMONY WHEREOF, I have herein set my hand and notarial seal this day of August, 2015.

*Kellie A. Honkala*  
Notary Public



KELLIE A. HONKALA, NOTARY  
STATE OF OHIO  
MY COMMISSION EXPIRES: 12/14/17

THIS INSTRUMENT PREPARED BY:  
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