

LABEL NBR: 1 Type: DEE
Kind: SPECIAL INSTRUMENT (DEED)
Recorded: 03/21/2025 at 01:43:42 PM
Fee Amt: \$186.00 Page 1 of 21
Montgomery County, OH
Lori Kennedy Recorder
File: 2025-00015606

NO TRANSFER
13:05:56 3/21/2025
Reg DT05 Receipt Cashier CD
Montgomery County Auditor
Karl L. Keith

AMENDMENT OF THE DECLARATION OF COVNEANTS, CONDITIONS, AND
RESTRICTIONS FOR LAKE WASHINGTON CONDOMINIUM

In accordance with RC Chapter 5311 and pursuant to paragraph 9 (Amendment of the Declaration and By-Laws located at 73398C03) of the Declaration of Covenants, Conditions, and Restrictions for Lake Washington Condominium, recorded at "73398B04 through 73399A05" of the Montgomery County, Ohio records and via the authority of execution by 75% of the voting power of the Association:

The owners executing below do vote affirmatively hereby to amend paragraph 3, The Purpose and Restrictions on use of Condominium Property (B) Restrictions (11) Rental of Family Units (appearing at 73398B10) in the following respects:

The sentence:

"Other than the foregoing obligations, the owners of the respective family units shall have the absolute right to lease same provided that lease is made subject to the covenants and restrictions in this Declaration."

Is revoked, deleted, removed and replaced by:

"No unit shall be used for any other purpose other than a dwelling place for a single family and for purposes necessarily incidental thereto. Each unit shall be occupied by the owner of that unit, and no leasehold interest or general tenancy in others shall be created by the owner of any unit. The above requirement of owner occupancy and prohibition against leasehold interests or general tenancies shall become effective within ninety (90) days of the recording of an amendment creating such a requirement and prohibition with the office of the Montgomery County Recorder, providing that such amendment shall not affect the existing term of any lease in effect at the time of such recording.

Units that are leased prior to the effective date shall be allowed to continue leasing activities until ownership of that Unit is transferred, whereupon the Unit shall be owner occupied for a single family as mandated above."

Execution 75% of the voting power of the Association:

prepared by Flanagan Lieberman and Kanbe
Robert Hollenback

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on June 17 by:

Building A

~~Robert R. Head~~ Unit 1942

~~Shirley Dougherty~~ Unit 1943

~~Frank [Signature]~~ Unit 1946

Unit 1947

Unit 1950

Janice Carpenter Unit 1951

A. J. Baun Unit 1944

Unit 1945

Unit 1948

Unit 1949

Unit 1952

Unit 1953

Building B

Martha A. Kiser Unit 1900

Ann K. White Unit 1901

Unit 1904

Harold W. Dool Unit 1905

Ar. Beal Unit 1902

Unit 1903

Unit 1906

Unit 1907

Building C

Janet Baskin Unit 1908

Unit 1909

Unit 1912

Unit 1913

Melinda Snider

Unit 1910

Unit 1911

Ron Bailey

Unit 1914

Unit 1915

Building D

Unit 1918

Unit 1919

Unit 1922

Unit 1923

Theresa Egan

Unit 1920

Unit 1921

Unit 1924

Unit 1925

Building E

Unit 1926

Jennifer Tobias

Unit 1927

W. O. & Lockwood

Unit 1930

Carolyn Steffen

Unit 1931

Unit 1928

Unit 1929

Anthony C. Mancuso

Unit 1932

Edna F. Conduff

Unit 1933

Building F

Donna Polachuk

Unit 1934

Unit 1935

Unit 1938

Unit 1939

Space & Co.
Ann Sharpe

Unit 1936

Unit 1937

Edward J. Sorsicchi

Unit 1940

Unit 1941

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

Michael J. McCoy

Notary Signature - State of Ohio

My commission expires 24 Aug 2025

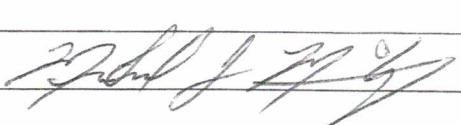
State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on June 17 by:

Building A

_____	Unit 1942
_____	Unit 1943
_____	Unit 1946
_____	Unit 1947
_____	Unit 1950
_____	Unit 1951
_____	Unit 1944
_____	Unit 1945
_____	Unit 1948
_____	Unit 1949
_____	Unit 1952
_____	Unit 1953

Building B

_____	Unit 1900
_____	Unit 1901
_____	Unit 1904
_____	Unit 1905
_____	Unit 1902
	Unit 1903
_____	Unit 1906
_____	Unit 1907

Building C

_____	Unit 1908
_____	Unit 1909
_____	Unit 1912
_____	Unit 1913

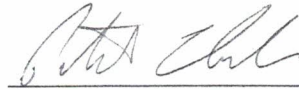
_____ Unit 1940

_____ Unit 1941

(Notary Seal)



PATRICK CHALKER
Notary Public, State of Ohio
My Commission Expires 11-29-2025



Notary Signature – State of Ohio

My commission expires 11-29-2025

Unit 1910
Sherhardt Unit 1911
Unit 1914
Unit 1915

Building D

Unit 1918
Unit 1919
Unit 1922
Unit 1923
Unit 1920
Unit 1921
Unit 1924
Unit 1925

Building E

Unit 1926
Unit 1927
Unit 1930
Unit 1931
Unit 1928
Unit 1929
Unit 1932
Unit 1933

Building F

Unit 1934
Unit 1935
Unit 1938
Unit 1939
Unit 1936

_____ Unit 1940

_____ Unit 1941

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

[Handwritten Signature]

Notary Signature – State of Ohio

My commission expires *Aug 21, 2025*

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on Nov 15, 2024 by:

Building C

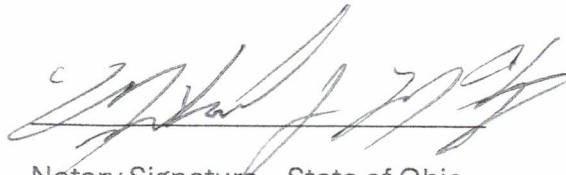


Unit 1913

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES



Notary Signature – State of Ohio

My commission expires Aug 24, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on Nov 15, 2024 by:

Building C

H. Kachar

Unit 1915

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

[Signature]
Notary Signature – State of Ohio

My commission expires August 24, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on 10-1-24 by:

Building D

Stacyl Measel Unit 1918

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

[Signature]

Notary Signature – State of Ohio

My commission expires Aug 24, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on 10/1/2019 by:

Building D

[Handwritten Signature]

Unit 1919

(Notary Seal)



MICHAEL J. McCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

[Handwritten Signature]

Notary Signature – State of Ohio

My commission expires Aug 24, 2023

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on 10-1-24 by:

Building D

Sheryl Measel Unit 1920

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

Michael J. McCoy

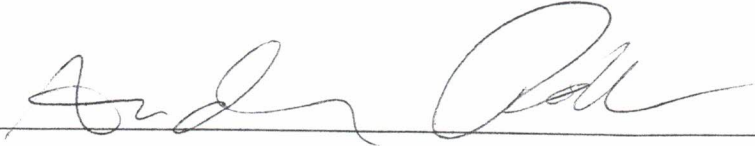
Notary Signature – State of Ohio

My commission expires Aug 24, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on 9/7/24 by:

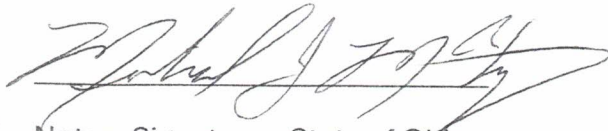
Building E

 Unit 1929

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES



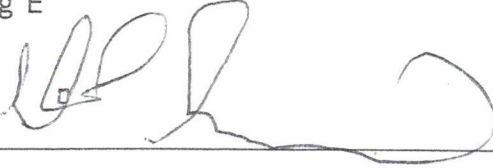
Notary Signature – State of Ohio

My commission expires August 22, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on Nov 15, 2024 by:

Building E



Unit 1931

(Notary Seal)



MICHAEL J. McCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES



Notary Signature – State of Ohio

My commission expires August 24, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on Aug, 13 2024 by:

Building F

[Signature] Unit 1938

(Notary Seal)



TIFFANY HOOVER
Notary Public
State of Ohio
My Comm. Expires
June 8, 2026

[Signature]
Notary Signature – State of Ohio

My commission expires _____

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on 9/7/2024 by:

Building A

Andrew W. Riskey Unit 1944

(Notary Seal)



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

[Signature]

Notary Signature – State of Ohio

My commission expires August 24, 2025

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on June 26 by:

Building A

_____	Unit 1942
_____	Unit 1943
<u><i>Angela D. Koon</i></u>	Unit 1946
_____	Unit 1947
_____	Unit 1950
_____	Unit 1951
_____	Unit 1944
_____	Unit 1945
_____	Unit 1948
_____	Unit 1949
<u><i>Angela D. Koon</i></u>	Unit 1952
_____	Unit 1953

Building B

_____	Unit 1900
_____	Unit 1901
_____	Unit 1904
_____	Unit 1905
_____	Unit 1902
<u><i>Nasho Brabus</i></u>	Unit 1903
<u><i>Nasho</i></u>	Unit 1906
_____	Unit 1907

(Notary Seal)



ANGELA D KOON
Notary Public
State of Ohio
My Comm. Expires
May 4, 2028

Angela D. Koon
Notary Signature – State of Ohio

My commission expires *May 4, 2028*

State of Ohio, County of Montgomery

Sworn to or affirmed and subscribed before me on 10 Mar-25 by:

Building A

Dennis J. Cully Unit 1953



MICHAEL J. MCCOY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES

[Signature]

Notary Signature – State of Ohio

My commission expires Aug 21, 2025

AFFIDAVIT of PRESIDENT
Lake Washington Condominium Owners' Association, Inc.

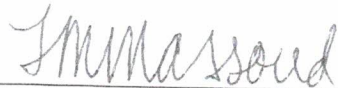
Now comes Lelia M. Massoud, being duly cautioned and sworn, deposes and states the following:

1. I am over 18 years of age, under no legal disabilities and have personal knowledge of all matters asserted herein and I am competent to testify thereto.

2. I am the duly elected President of Lake Washington Condominium Owners' Association, Inc.; as established by Declaration of Covenants, Conditions and Restrictions for Lake Washington Condominium 73398B04-73398D05.

3. I hereby certify that, to the best of my knowledge and ability, a copy of the attached proposed Amendment of the Declaration of Covenants, Conditions, and Restrictions for Lake Washington Condominium was sent by certified mail to all mortgagees for the family units of Lake Washington Condominium Association.

Further Affiant sayeth naught.



Lelia M. Massoud, President

On this 13th day of March 2025, before the undersigned, a Notary Public in and for said State of Ohio, personally appeared Lelia Massoud, personally known to me or who produced her driver's license as identification and affirmed that the contents above are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



PAULINE JO ROBERSON
Notary Public, State of Ohio
My Commission Expires 09-08-2028



Notary Public