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Lorain County, Ohio
Mike Doran County Recorder

File **2023-0907164**

TWELFTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
LEGACY POINTE NO. 1 CONDOMINIUMS
AVON LAKE, OHIO

WHEREAS, Legacy Pointe, Ltd., an Ohio limited liability company, hereinafter referred to as "Declarant", filed for record the Declaration of Condominium Ownership ("Declaration") with the By-Laws attached thereto, and Drawings incorporated by reference therein, on February 4, 2002 with the Lorain County Recorder, the Declaration being recorded as Document No. 2002807566 of Lorain County Official Records and the Drawings being recorded in Volume 71, Pages 7-9 of Lorain County Condominium Plat Records and thereby submitted Phase No. 1 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code (the Condominium Property Act); and

WHEREAS, Declarant by First Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on August 1, 2002 with the Lorain County Recorder as Document No. 20020846046 of Lorain County Official Records and the Drawings being recorded in Volume 72, Pages 42 through 44 of the Lorain County Condominium Plat Records, submitted Phase No. 2 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Second Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on May 15, 2003 with the Lorain County Recorder as Document No. 20030914096 of Lorain County Official Records and the Drawings being recorded in Volume 76, Pages 6 through 7 of the Lorain County Condominium Plat Records, submitted Phase No. 3 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Third Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on October 30, 2003 with the Lorain County Recorder as Document No. 20030961918 of Lorain County Official Records and the Drawings being recorded in Volume 78, Pages 6 through 7 of the Lorain County Condominium Plat Records, submitted Phase No. 4 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Fourth Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on March 8, 2004 with the Lorain County Recorder as Document No. 20040987599 of Lorain County Official Records and the Drawings being recorded in Volume 79, Pages 74 through 75 of the Lorain County Condominium Plat Records, submitted Phase No. 5 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Fifth Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on July 13, 2004 with the Lorain County Recorder as Document No. 20040014842 of Lorain County Official Records and the Drawings being recorded in Volume 81, Pages 6 through 7 of the Lorain County Condominium Plat Records, submitted Phase No. 6 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Sixth Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on March 14, 2005 with the Lorain County Recorder as Document No. 20050060745 of Lorain County Official Records and the Drawings being recorded in Volume 84, Pages 52 and 53 of the Lorain County Condominium Plat Records, submitted Phase No. 7 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Seventh Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on August 2, 2005 with the Lorain County Recorder as Document No. 20050088953 of Lorain County Official Records and the Drawings being recorded in Volume 86, Pages 21 and 22 of the Lorain County Condominium Plat Records, submitted Phase No. 8 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Eighth Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on January 6, 2006 with the Lorain County Recorder as Document No. 20060120379 of Lorain County Official Records and the Drawings being recorded in Volume 87, Pages 67 and 68 of the Lorain County Condominium Plat Records, submitted Phase No. 9 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Ninth Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on January 14, 2009 with the Lorain County Recorder as Document No. 20090280820 of Lorain County Official Records and the Drawings being recorded in Volume 94, Pages 75 and 76 of the Lorain County Condominium Plat Records,

submitted Phase No. 10 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, Declarant by Tenth Amendment to the Declaration, and the Drawings incorporated by reference therein, recorded on February 27, 2014 with the Lorain County Recorder as Document No. 20140496525 of Lorain County Official Records and the Drawings being recorded in Volume 99, Pages 66 and 67 of the Lorain County Condominium Plat Records, submitted Phase No. 11 of Legacy Pointe No. 1 Condominiums to the provisions of Chapter 5311 of the Ohio Revised Code; and

WHEREAS, the Eleventh Amendment to the Declaration was recorded on October 3, 2020 with the Lorain County Recorder as Document No. 20200785201 of Lorain County Official Records; and

WHEREAS, Article XX of said Declaration, Section 20.02 authorizes amendments to the Declaration by the filing of record with the Recorder of Lorain County, Ohio of an instrument in writing setting forth specifically the item or items to be amended and/or any new matter to be added, which instrument shall have been duly executed by at least seventy-five percent (75%) of the voting power of the Association, and

WHEREAS, Unit Owners in excess of seventy-five percent (75%) of the voting power of the Owners' Association have executed this instrument in writing setting forth specifically the new matter to be added, and

NOW THEREFORE, the Declaration of Condominium Ownership of Legacy Pointe No. 1 Condominiums is hereby amended by adding the following to Article IV, Section 4.02:

(z) No solar energy collection device shall be installed, erected, or placed on any Unit, any Limited Common Areas and Facilities or any Condominium Common Areas and Facilities.

The undersigned Unit Owners, being in excess of seventy-five percent (75%) of the voting power of the Owners' Association, have executed this instrument.

Instrument Prepared By:
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