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Delaware County, OH
Melissa Jordan County Recorder
File# 2020-00045962
BK **1793** PG **147-150**

**AMENDMENT TO THE WARRANTY DEED
FOR WEYBRIDGE WEST**

**PLEASE CROSS MARGINAL REFERENCE WITH THE WARRANTY DEED
FOR WEYBRIDGE WEST RECORDED AT VOLUME 0487, PAGE 641 ET SEQ.
OF THE DELAWARE COUNTY RECORDS.**

Volume: 1615 Page: 2254 Instrument Number: 2019-00001039 Seq: 1
Book: 1615 Page: 2254 Page 1 of 3

**AMENDMENT TO THE WARRANTY DEED
FOR WEYBRIDGE WEST**

WHEREAS, The Warranty Deed for Weybridge West (the "Warranty Deed") was recorded at Delaware County Records, Volume 0487, Page 641 et seq.

WHEREAS, The Weybridge West Homeowners Association, Inc. (the "Association") is a corporation consisting of all owners in Weybridge West and as such is the representative of all owners.

WHEREAS, Warranty Deed Article 16 authorizes amendments to the Warranty Deed.

WHEREAS, Owners representing the Association's current voting power have executed instruments in writing setting forth specifically the matter to be modified (the "Amendment").

WHEREAS, As of October 10, 2020, 40 of the 46 owners, representing **86.9 percent** of the Association's voting power, have signed and delivered to the Association written consents, along with limited powers of attorney, in favor of Amendment of Subsection G, of Section 2 ("2(G)") and authorizing the Association's officers to execute Amendment 2(G) on their behalf.

WHEREAS, The Association has complied with the proceedings necessary to amend the Warranty Deed, as required by the Warranty Deed, in all material respects.

AMENDMENT

The Warranty Deed for Weybridge West is amended by the following:

2. BUILDING, CONSTRUCTION, EXTERIOR APPEARANCE, PARTY WALLS.

(G) Delete text as follows: "drapes or curtains with linings for all his windows, which drapes or curtains shall be a neutral color when viewed from the exterior." Insert new text as follows: "window treatments on all her/his windows, such as but not limited to, drapes, curtains, blinds, shades or shudders, which shall be a neutral color when viewed from the exterior."

Thereby establishing amended Subsection G of Section 2 as follows: "Each lot owner must provide window treatments on all her/his windows, such as but not limited to, drapes, curtains, blinds, shades or shudders, which shall be a neutral color when viewed from the exterior."

[The remainder of this page left intentionally blank.]

Any conflict between this provision and any other provisions of the Warranty Deed and Bylaws will be interpreted in favor of this amendment permitting notices by regular U.S. or electronic mail and permitting the Association to use electronic communications to the extent permitted by Ohio and Federal law. 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. Upon the recording of this amendment, only 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, and any challenge must be brought in the court of common pleas within one year of the recording of this amendment.

The Weybridge West Homeowners Association, Inc. has caused the execution of this instrument this 29 day of October, 2020

WEYBRIDGE WEST HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Lon S. Vickers, its President

By: [Signature]
Kenneth J. Molnar, its Secretary

STATE OF OHIO)
COUNTY OF) SS

Delaware)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Weybridge West Homeowners Association, Inc., by its President and its Secretary, who acknowledged they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

I have set my hand and official seal this 29 day of October, 2020

[Signature]
Notary Public
This instrument prepared by:
Lauren T. McGarity Legal Counsel, LLC
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Columbus, Ohio 43220
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LAUREN T. MCGARITY, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

PROBATE COURT OF FRANKLIN COUNTY, OHIO
ROBERT G. MONTGOMERY, JUDGE

ESTATE OF
 GUARDIANSHIP OF
 TRUST OF _____ Silas Korpieski _____, INCOMPETENT
 DECEASED

CASE NO. 419561

ENTRY ALLOWING FEES

The Court finds that the payment of fees and costs, as described in the application with attached schedule, filed on the 15th day of October, 2020, are reasonable and payment is in the best interest of the above captioned matter.

The Court therefore orders that said fees and costs be allowed out of the assets of the above captioned matter.

Approved:

Michael Renne

Attorney

0039382

Supreme Court Attorney Registration Number

Lauren McGarity

Attorney

0091932

Supreme Court Attorney Registration Number

FILED #41

NOV - 4 2020

Robert G. Montgomery, Judge
 Franklin County Probate Court

October 15, 2020

Date

Robert G. Montgomery, Judge

