

The Golf Views at Aberdeen Neighborhood Assoc., Inc.

Barnett Management, Inc.
3681 S. Green Road #305
Beachwood OH 44122-5716

Board of Trustees:
Tom Schultz, President
Jo Anne O'Brien, Vice President
Brian Leys

August 24, 2012

To: All Owners at The Golf Views at Aberdeen Neighborhood Association

Re: Second Amendment To The Declarations

The Board of Trustees of The Golf Views at Aberdeen Neighborhood Association is pleased to announce that the Second Amendment To The Declarations Of Covenants, Easements, and Restrictions For The Golf Views At Aberdeen Neighborhood Association, was recorded on August 16, 2012 at the Cuyahoga County Office Of Fiscal Officer.

We have enclosed a copy for your records. Please keep this important document along with all of your other important documents regarding our community.

Should you have any questions, please contact Barry Barnett of Barnett Management @ 216-831-0165 or via email @ Barry@BarnettManagement.com.
Sincerely.

The Board of Trustees
The Golf Views at Aberdeen Neighborhood Association

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, EASEMENTS AND
RESTRICTIONS FOR THE GOLF VIEWS AT ABERDEEN NEIGHBORHOOD OF THE
ABERDEEN COMMUNITY (PARCEL C) ("AMENDMENT")
CUYAHOGA COUNTY, OHIO

WHEREAS, the Declaration of Covenants, Easements and Restrictions for The Golf Views at Aberdeen Neighborhood of the Aberdeen Community (Parcel C) (the "Original Declaration") was recorded July 24, 2001, in the Cuyahoga County, Ohio Records as Document No. 200107240976; and

WHEREAS, the Original Declaration was subsequently amended (as amended, the "Declaration") pursuant to that certain First Amendment to Declaration of Covenants, Easements and Restrictions for the Golf Views at Aberdeen Homeowners Neighborhood Association of the Aberdeen Community dated as of November 1, 2004, and recorded November 18, 2004, in the Cuyahoga County, Ohio Records as Document No. 200411181695; and

WHEREAS, the Golf Views at Aberdeen Homeowners Neighborhood Association (the "Association") is a non-profit corporation consisting of all Owners in the Neighborhood subject to the Declaration (as defined therein) and as such is the representative of all Owners; and

WHEREAS, after the end of the Development Control Period, Article IX, Section 3, of said Declaration authorizes amendments to the Declaration approved by the Class A Members representing of at least 75% of the total Class A voting power and the Declarant, so long as the Declarant shall be a Class B Member; and

WHEREAS, the Declarant Control Period has ended and the Declarant is no longer a Class B Member; and

WHEREAS, the Association has in its records the written consents signed by Class A Members representing at least 75% of the total Class A voting power as of December 31, 2011, setting forth specifically the amendment to the Declaration set forth herein ("Amendment") and authorizing the Association's officers to execute and record this Amendment on their behalf; and

WHEREAS, attached hereto as Exhibit A is an Affidavit of the Association's President and

Secretary to the effect that Owners representing no less than 75% of the total Class A voting power as of December 31, 2011, affirmatively approved the within Amendment, in writing.

NOW THEREFORE, the Declaration is hereby amended by the following:

1. Article V, Section 1(a)(v) of the Declaration shall be deleted in its entirety and replaced with the following:

“(v) All exterior mailbox facilities (including the boxes themselves), whether servicing one Residence or more than one Residence, and any other Common Area facilities within the Neighborhood intended for use by more than one Owner within the Neighborhood shall be repaired and replaced, if necessary, to keep the same in good working order and repair.”

2. Article V, Section 2(iv) of the Declaration shall be deleted in its entirety.

3. To the extent that the definition of Common Area in the Declaration is inconsistent with this Amendment, the definition of Common Area is revised in a manner to make such definition consistent with this Amendment.

4. Any conflict between this Amendment and any other provisions of the Declaration and the By-Laws for the Golf Views Homeowners Neighborhood Association shall be interpreted in favor of this Amendment to the Declaration.

5. Except as modified by this Amendment, the Declaration shall remain unmodified and in full force and effect.

6. Each reference to the Declaration that is made in the Declaration and in any other document or instrument shall, from and after the date of this Amendment, be deemed to be a reference to the Declaration, as amended by this Amendment.

7. The invalidity or unenforceability of any provisions of this Amendment shall not affect or impair the validity or enforceability of any other provisions of this Amendment.

(no further text on this page/signatures follow on next page)

IN WITNESS WHEREOF, the undersigned Golf Views at Aberdeen Homeowners Neighborhood Association, has caused the execution of this instrument this 6th day of AUGUST, 2012.

GOLF VIEWS AT ABERDEEN HOMEOWNERS NEIGHBORHOOD ASSOCIATION, an Ohio nonprofit corporation

By: Thomas A. Schulte
Thomas A. Schulte, its President

By: Joanne O'Brien
Joanne O'Brien, its Secretary

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named Golf Views at Aberdeen Homeowners Neighborhood Association, an Ohio nonprofit corporation, by THOMAS A. SCHULTE its President and JOANNE O'BRIEN its Secretary, who acknowledged that 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Beachwood, Ohio, this 6th day of AUGUST, 2012.

Sherry Lee Sada
NOTARY PUBLIC

SHERRY LEE SADA
Notary Public, Lake County, Ohio
My Commission Expires 9/2, 2017

This instrument was prepared by:
Debora S. Lasch, Esq.
Singerman, Mills, Desberg & Kauntz Co., L.P.A.
3333 Richmond Road, Suite 370
Beachwood, OH 44122
(216) 292-5807

EXHIBIT A

AFFIDAVIT

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

THOMAS A. SCHULTZ (President) and JOANNE O'BRIEN
(Secretary), being first duly sworn, state as follows:

1. They are the duly elected and acting President and Secretary, respectively, of the Golf Views at Aberdeen Homeowners Neighborhood Association ("Association").
2. They caused copies of the Second Amendment to the Declaration of Covenants, Easements and Restrictions for The Golf Views at Aberdeen Neighborhood of the Aberdeen Community (Parcel C) to be mailed or hand delivered to all Class A Members of the Association of record as of December 31, 2011.
3. The Association received the signed, written consents of Class A Members representing at least 75% of the total Class A voting power in favor of the Second Amendment to the Declaration of Covenants, Easements and Restrictions for the Golf Views at Aberdeen Neighborhood of the Aberdeen Community (Parcel C) in accordance with the provisions of the Declaration Article IX, Section 3, and caused such signed, written consents to be filed with the corporate records for the Association.
4. Further affiants sayeth naught.

Thomas A. Schultz

Thomas A. Schultz President
(Print Name)

Joanne O'Brien

Joanne O'Brien, Secretary
(Print Name)

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named THOMAS A. SCHULTZ and JOANNE O'BRIEN who acknowledges that they did sign the foregoing instrument and that the same is their free act and deed.

IN. TESTIMONY WHEREOF, I have here into set my hand and official seal in BEAUCHWOOD, Ohio, this 6th day of AUGUST 2012.

Sherry Lee Sada
NOTARY PUBLIC

SHERRY LEE SADA
Notary Public, Lake County, Ohio
My Commission Expires 12 20 17