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**LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH
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MEDINA COUNTY RECORDER

LINDA HOFFMANN

**(DO NOT REMOVE THIS COVER SHEET.
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AMENDMENTS TO THE
COVENANTS AND RESTRICTIONS
FOR
THE TURNBERRY SUBDIVISION

PLEASE CROSS MARGINAL REFERENCE WITH THE COVENANTS AND RESTRICTIONS FOR THE TURNBERRY SUBDIVISION RECORDED AT OR 1013, PAGE 623 ET SEQ. OF THE MEDINA COUNTY RECORDS.

AMENDMENTS TO THE
COVENANTS AND RESTRICTIONS FOR
THE TURNBERRY SUBDIVISION

RECITALS

- A. The Covenants and Restrictions for The Turnberry Subdivision (the "Covenants") were recorded at Medina County Records, OR 1013, Page 623 et seq.
- B. The Turnberry Subdivision Homeowners Association (the "Association") is a corporation consisting of all Owners in Turnberry and as such is the representative of all Owners.
- C. Covenants Article VIII, Section 3, as amended, authorizes amendments to the Covenants.
- D. A meeting, including any change, adjournment, or continuation of the meeting, of the Association's Owners was held on or about November 25, 2024, and, at that meeting, Owners representing at least sixty-six and two-thirds percent of the voting power of the Association executed, in person or by proxy, an instrument in writing setting forth specifically the matters to be modified (the "Amendments").
- E. Owners representing 94 percent of the Association's voting power have affirmatively consented to or voted in favor of Amendment A and signed powers of attorney authorizing the Association's officers to the Amendment A on the Owners' behalf, as documented in the Association's records.
- F. Owners representing 96 percent of the Association's voting power have affirmatively consented to or voted in favor of Amendment E and signed powers of attorney authorizing the Association's officers to the Amendment E on the Owners' behalf, as documented in the Association's records.
- G. Owners representing 92 percent of the Association's voting power have affirmatively consented to or voted in favor of Amendment F and signed powers of attorney authorizing the Association's officers to the Amendment F on the Owners' behalf, as documented in the Association's records.
- H. Owners representing 95 percent of the Association's voting power have affirmatively consented to or voted in favor of Amendment G and signed powers of attorney authorizing the Association's officers to the Amendment G on the Owners' behalf, as documented in the Association's records.

I. The Association has complied with the proceedings necessary to amend the Covenants, as required by Chapter 5312 of the Ohio Revised Code and the Covenants, in all material respects.

AMENDMENTS

The Covenants and Restrictions for The Turnberry Subdivision is amended by the following:

AMENDMENT A

INSERT a new COVENANTS ARTICLE VI, SECTION 27 entitled, "Occupancy Restriction." Said new addition to the Covenants is:

Section 27. Occupancy Restriction. A person who is classified as a sex offender/child-victim offender and for whom the County sheriff or other government entity must provide community notice of the sex offender's residential address, is prohibited from residing in or occupying a Lot or Parcel, including the Living Unit, and from remaining in or on the Turnberry property for any length of time. The classification of a sex offender/child-victim offender and the determination of whether notice is required is made by a court of law in accordance with the Ohio Sex Offenders Act, or similar statute from another jurisdiction as either may be amended or renamed from time to time. The Homeowners Association is not liable to any Owner, occupant, or visitor of any Owner, or of the Homeowners Association, as a result of the Homeowners Association's alleged failure, whether negligent, intentional, or otherwise, to enforce any provision of this Occupancy Restriction.

Any conflict between this provision and any other provisions of the Covenants will be interpreted in favor of this restriction on the occupancy of Lots and Parcels. 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. Any challenge to the validity of this amendment must be brought in the court of common pleas within one year of the recording of this amendment.

AMENDMENT B

Intentionally Left Blank - Amendment Proposal Did Not Pass

AMENDMENT C

Intentionally Left Blank - Amendment Proposal Did Not Pass

AMENDMENT D

Intentionally Left Blank - Amendment Proposal Did Not Pass

AMENDMENT E

INSERT a new COVENANTS ARTICLE X entitled, "INDEMNIFICATION." Said addition to the Covenants is:

ARTICLE X
INDEMNIFICATION

Section 1. Indemnification of Directors, Officers, and Committee Members. The Homeowners Association must indemnify and defend (as provided below): (1) any current or former Homeowners Association Director, (2) any current or former Homeowners Association officer, (3) any current or former Homeowners Association committee member, or (4) any of said Director's, officer's, or committee member's respective heirs, executors, and administrators; against reasonable expenses, including attorneys' fees, judgments, decrees, fines, penalties, or amounts paid in settlement, actually and necessarily incurred by them in connection with the defense of any pending or threatened action, suit, or proceeding, criminal or civil, derivative or third party, to which they are or may be made a party by reason of being or having been a Director, officer, or committee member provided it is determined, in the manner set forth below, that (i) the Director, officer, or committee member was not and is not adjudicated to have been grossly negligent or guilty of misconduct in the performance of their duty(ies) to the Homeowners Association; (ii) the Director, officer, or committee member acted in good faith in what they reasonably believed to be in, or not opposed to, the Homeowners

Association's best interest; (iii) in any criminal action, suit, or proceeding, the Director, officer, or committee member had no reasonable cause to believe that their conduct was unlawful and is not convicted of theft or other theft-related crime including but not limited to larceny, forgery, false pretenses, fraud, embezzlement, conversion, or any conspiracy related to any theft-related crime; and (iv) in case of settlement, the amount paid in the settlement was reasonable.

The above determination required will be made by written opinion of legal counsel whom the Board will choose. Until a determination is made, the Director(s), officer(s), or committee member(s) is or are entitled to a defense of the claims by the Association. Notwithstanding the opinion of independent legal counsel, to the extent that a Director, officer, or committee member is successful in defense of any action, suit, or proceeding, or in the defense of any claim, issue, or matter, as the Board so verifies, they must, in that event, be indemnified and reimbursed for any costs and expenses, including legal fees, incurred in the defense. Any defense the Homeowners Association provides will be by legal counsel the Homeowners Association's insurance carrier selects or, if not selected by the Homeowners Association's insurance carrier, a majority of the Directors excluding the accused or threatened Director(s). If a majority of the Directors cannot agree on legal counsel or if all the Directors are accused or threatened in any action, the Board will appoint a special committee of three Members to select legal counsel to defend the Directors.

Section 2. Advance of Expenses. The Homeowners Association may advance funds to cover expenses, including attorneys' fees, with respect to any pending or threatened action, suit, or proceeding prior to the final disposition upon receipt of a request to repay the amounts.

Section 3. Indemnification Not Exclusive; Insurance. The indemnification provided for in this Article is not exclusive but is in addition to any other rights to which any person may be entitled under the Articles of Incorporation, these Covenants and Restrictions, or rules and regulations of the Homeowners Association, any agreement, any insurance provided by the Homeowners Association, the provisions

of Ohio Revised Code Section 1702 and its successor statutes, or otherwise. The Homeowners Association must purchase and maintain insurance on behalf of any person who is or was a Director, officer, or committee member against any liability asserted against them or incurred by them in the capacity or arising out of their status as a Director, officer, or committee member.

Section 4. Directors, Officers, and Committee Members Liability. The Homeowners Association's Directors, officers, and committee members are not personally liable to the Owners for any mistake of judgment, negligence, or otherwise, except for their own willful misconduct or bad faith. The Homeowners Association's and Owners' indemnification includes, but is not limited to, all contractual liabilities to third parties arising out of contracts made on the Homeowners Association's behalf, except with respect to any contracts made in bad faith or contrary to the provisions of these Covenants and Restrictions. Every contract or agreement approved by the Board and made by any Director, officer, or committee member is made only in the Director's, officer's, or committee member's capacity as a representative of the Homeowners Association and has no personal liability under the contract or agreement (except as a Member).

Section 5. Cost of Indemnification. Any sum paid or advanced by the Homeowners Association under this Article constitutes a common expense. The Board has the power and the responsibility to raise, by special assessment or otherwise, any sums required to discharge the Homeowners Association's obligations under this Article; provided, however, that the liability of any Members arising out of the contract made by any Director, officer or committee member, or out of the aforesaid indemnity in favor of the Director, officer, or committee member is limited to the proportion of the total liability as said Member's pro rata share bears to the total percentage interest of all the Members as Homeowners Association Members.

Any conflict between this provision and any other provisions of the Covenants are to be interpreted in favor of this amendment for the indemnification of the Homeowners Association's Directors, officers, and committee members. 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. Any challenge to the validity of this amendment must be brought in the court of common pleas within one year of the recording of this amendment.

AMENDMENT F

DELETE COVENANTS ARTICLE III, SECTION 3 entitled, "Proxies," in its entirety.

INSERT a new COVENANTS ARTICLE III, SECTION 3 entitled, "Voting Methods." Said new addition to the Covenants is:

Section 3. Voting Methods. Depending on the conduct of the meeting, as determined by the Board in accordance with Article III, Section (5), as amended, voting will be conducted via one of the following methods:

(a) Voting in Person or by Proxy. For meetings that are held in person and provide for physical attendance, Members may vote in person or by proxy. The person appointed as proxy need not be a member of the Homeowners Association. Each proxy will be executed in writing by the Member entitled to vote and must be returned to the Homeowners Association by regular mail, hand delivery, electronic mail, or other method of delivery provided for or permitted by the Board. Every proxy will automatically cease upon conveyance of the Lot or Parcel by the Member.

(b) Voting by Mail and Electronic Voting Technology. For meetings that are held via Authorized Communications Equipment, voting will be conducted by mail, through the use of Electronic Voting Technology that is approved by the Board, or both. "Authorized Communications Equipment," as used in these Covenants and Restrictions means any communications equipment that is selected by the Board, in its sole discretion, that provides an electronic communication transmission, including but not limited to, by telephone, video conference, or any electronic means, from which it can be determined that the transmission was authorized by, and accurately reflects the intention and participation of the Member. "Electronic

Voting Technology” as used in these Covenants and Restrictions, means an electronic voting system that accurately and securely records the voting Member’s intent to cast a ballot on a matter in the way identified by the Member, and provides for the counting of electronic votes submitted, including by means of internet, application, web, virtual, or other electronic technology. All matters to be voted on at a meeting utilizing Authorized Communications Equipment must be sent to the Members no later than the date the meeting notice is sent to the Members in accordance with Article III, Section 4(c), as amended. Voting via mail or by use of Electronic Voting Technology is considered to be voting at the meeting, as if the Member were physically present.

(c) Voting in Person, by Proxy, by Mail, and by Electronic Voting Technology. For meetings that are held in person and provide for physical attendance, the Board may decide that voting will be conducted either in person or by proxy, as provided for in this Article III, Section 3(a) above, by mail or Electronic Voting Technology as provided for in this Article III, Section 3(b) above, or any combination of all voting methods permitted in this Section 3.

Any ballots, regardless of method, received subsequent to the date and time the Board sets for ballots to be turned in will be held invalid. Any costs associated with voting, including mailing costs, printing, Authorized Communications Equipment and Electronic Voting Technology costs and subscriptions, are common expenses. The Board may adopt any additional regulations, procedures, or rules as may be necessary to effectuate the intent and purpose of this voting provision to provide for the use of the desired voting method.

DELETE COVENANTS ARTICLE III, SECTION 4(c) entitled, “Notice of Meetings,” in its entirety.

INSERT a new COVENANTS ARTICLE III, SECTION 4(c) entitled, “Notice of Meetings.” Said new addition to the Covenants is:

(c) Notice of Meetings. Written notice of each meeting of the Members will be given by, or at the direction of, the Secretary or person authorized to call the meeting, delivered in accordance with Article IX,

Section 1, as amended, at least fifteen days before the meeting, to each Member entitled to vote at the meeting. The notice will specify the place, day and hour of the meeting, and in the case of a special meeting, the specific purposes of the meeting, and in the case of special meetings called by the Members, the specific motion or motions (other than procedural) to be voted upon.

If the meeting is held via Authorized Communications Equipment, the meeting notice must include any pertinent information that is necessary to allow the Member to participate at the meeting via the Authorized Communications Equipment.

INSERT a new PARAGRAPH at the end of COVENANTS ARTICLE III, SECTION 4(d). Said new addition to the Covenants is as follows:

Ballots submitted via mail or by Electronic Voting Technology also will count that Parcel, Lot, or Living Unit towards the quorum. The Board of Directors may adopt procedures and guidelines to permit the Homeowners Association to verify that the person attending, either in person or by Authorized Communications Equipment, is eligible to vote and to maintain a record of any vote.

INSERT a new COVENANTS ARTICLE III, SECTION 4(e) entitled, "Actions Without a Meeting." Said new addition to the Covenants is:

(e) Actions Without a Meeting. Any action of the Members, except the removal or election of a Director which must occur at a meeting, may occur outside the meeting in accordance with the voting methods provided for in Article III, Section 3, as amended. All voting records will be maintained with the Association's records.

DELETE COVENANTS ARTICLE III, SECTION 5 entitled, "Order of Business," in its entirety.

INSERT a new COVENANTS ARTICLE III, SECTION 5 entitled, "Conduct of Meetings." Said new addition to the Covenants is:

Section 5. Conduct of Meetings. Prior to the meeting notice being sent to the Members in accordance with Article III, Section 4(c),

as amended, the Board will determine whether the meeting will be conducted physically so that the Members may attend in person, or by the use of Authorized Communications Equipment. If it is determined that the meeting will be held via Authorized Communications Equipment, the Board will decide if the Members have the option to attend in person or via Authorized Communications Equipment or both.

If Authorized Communications Equipment is used, the persons utilizing the Authorized Communications Equipment must have the ability to communicate with the other participants to indicate their motion, vote, or statement, provided that the president, chair, or other person designated by the Board moderating the meeting, may silence or mute the Authorized Communications Equipment utilized to attend the meeting, unless the Member is voting or has been recognized by the meeting chair or moderator to participate in the meeting. The meeting chair or moderator has the authority to decide and determine all procedural motions or other procedural matters to be decided at the meeting, including points of order and adjournment. The Board's purpose or reason for not conducting an in person meeting and instead having a meeting via Authorized Communications Equipment must be documented in the Board's meeting minutes.

DELETE COVENANTS ARTICLE III, SECTION 6(b) entitled, "Election of Directors; Vacancies," in its entirety.

INSERT a new COVENANTS ARTICLE III, SECTION 6(b) entitled, "Nominations; Election of Directors; Vacancies." Said new addition to the Covenants is:

(b) Nominations; Election of Directors; Vacancies.

(1) Nominations. Nominations for the election of Directors to be elected by the Members will be made by a nominating committee appointed by the Board or, if a committee is not appointed, by the Board itself; there will be no nominations from the floor. The nominating committee, or Board, will make as many nominations for election to the Board as it, in its discretion, determines, but no fewer than the number of vacancies that are to be filled and will verify that the nominees satisfy all qualification

requirements of Article III, Section 6(a). Any Member may submit their name to the nominating committee, or Board, as a candidate, and the nominating committee, or Board, must nominate that Member if that Member satisfies all the qualifications to be a Director. If there are fewer nominees than vacancies, the nominating committee, or Board, must nominate additional Member(s) to be elected prior to the ballots being sent to the Members so that there are, at all times, a sufficient number of nominees to fill all Board vacancies that are up for election.

Prior to sending the meeting notice, the nominating committee, or Board, will establish deadlines for when a request for nominations is sent to all Members and when receipt of nominations must be obtained. Nominations must be made and received within a reasonable time period prior to the notice of any meeting where Directors are to be elected is sent in accordance with Article III, 4(c), as amended, so that the voting information containing all the candidates' names and an informational sheet, within size limitations determined by the Board, containing their biographical information and affirming their candidacy, can be transmitted to the Members no later than the sending of the meeting notice. The Board may adopt any additional regulations, procedures, or rules necessary to establish processes and deadlines in accordance with this nominations provision.

(2) Election of Directors. Unless there are no more nominees than vacancies, election to the Board by the Members is by secret ballot, submitted either in person, by proxy, by mail, or by Electronic Voting Technology, as determined by the Board pursuant to Article III Section 3, as amended. The Homeowners Association is not required to send ballots to the Members via any method if there are an equal number of nominations as there are candidates, in which case the nominated candidates will automatically be elected to the Board of Directors at the election meeting.

Regardless of the voting method, the Board must adopt rules and safeguards to determine a method by which the secrecy of the ballots are maintained for those Members while also

maintaining the integrity of the voting process to ensure each Member has only exercised their allotted vote once so that any other individuals can only identify that a Parcel, Lot, or Living Unit has voted, and not how a Parcel, Lot or Living Unit has voted. The ballots, whether electronic or written, will list the number of open seats for Directors up for election and list the names of all of the nominated candidates.

If voting by mail, ballots must be submitted within dual envelopes. One of the two envelopes must contain the ballot itself, the "Ballot Envelope." The Ballot Envelope need not be signed. The second envelope must contain the Ballot Envelope and the ballot, the "Signature Envelope." The Signature Envelope must be signed by the Member(s) voting, and will be used as a record of receipt of the Member's ballot as well as to determine quorum. If the Signature Envelope is not signed by the Member(s), the ballot in the Ballot Envelope will not be counted.

For the election of Directors, the Members, or their proxies, may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of these Covenants and Restrictions. The Persons receiving the largest number of votes will be elected. Unless the nominated candidates whom have received the largest number of votes agree otherwise, ties, including if there are an equal number of nominees as there are positions with different terms, will be determined by lot or flip of a coin by the chair or moderator of the meeting. Cumulative voting is not permitted.

The nominating committee, or if a nominating committee is not appointed, the Board itself (excluding any incumbent Directors who are running for re-election), is responsible for (i) confirming all nominated candidates meet the qualifications to serve as a Director, (ii) receiving and verifying any ballots that are cast in person or by mail, (iii) receiving and verifying any ballots cast using Electronic Voting Technology, (iv) counting each ballot submitted through any voting method, and (v) verifying the results of the election by providing the ballots and results to the chair or moderator of the meeting.

The chair or moderator will announce the election results at the meeting to be reflected in the meeting minutes and the Board will ensure the election results are provided to all Members within a reasonable time after the meeting.

(3) Vacancies. In the event of any vacancy or vacancies on the Board, the remaining Director(s), by a majority vote of their number, may appoint a Homeowners Association member(s) to fill any vacancy(ies) for the remainder of the unexpired term. If the vote by the Board to fill the vacancy results in a tie, selection will be by a flip of a coin.

DELETE COVENANTS ARTICLE IX, SECTION 1 entitled, "Notices," in its entirety.

INSERT a new COVENANTS ARTICLE IX, SECTION 1 entitled, "Notices and Other Actions and Communications." Said new addition to the Covenants is:

Section 1. Notices and Other Actions and Communications. For all notices to be sent to the Homeowners Association, the Board, or the Owners, the following provisions apply:

(a) Service of Notices on the Homeowners Association and Board. All notices required or permitted by these Covenants and Restrictions, to the Homeowners Association or the Board, must be made in writing and sent either:

(1) by regular U.S. mail, first-class postage prepaid, or

(2) delivered in accordance with Section (c) below, to the Board President, to any two other Directors, to the Homeowners Association at the address of the Turnberry property, to the Homeowners Association's manager or management company, if any, the Homeowners Association's statutory agent registered with the Ohio Secretary of State, or to any other address

as the Board may designate by written notice to all Owners.

(b) Service of Notices on Owners. All notices required or permitted by these Covenants and Restrictions to any Owner will be in writing and is deemed effectively given if it has been sent by one of the following methods:

- (1) personally delivered to the Owner;
- (2) placed under or attached to the front or main entry door of the Owner's Living Unit,
- (3) sent by regular U.S. mail, first-class postage prepaid, to the Owner's Living Unit address or to another address the Owner designates in writing to the Board, or
- (4) delivered in accordance with Section (c) below.

If there is more than one person owning a single Parcel, Lot or Living Unit, a notice given to any one of those several persons is deemed to have been given personally to all of the persons owning an interest in the Living Unit.

(c) New Communication Technologies.

(1) Due to the ongoing development of new technologies and corresponding changes in business practices, to the extent permitted or approved by the Board, as well as by Ohio and federal law, now or in the future, in addition to the methods described in Sections (a) and (b) above, the following may be accomplished using electronic mail or other transmission technology available at that time that is a generally accepted business practice:

- (i) any notice required in these Covenants and Restrictions to be sent or received;

(ii) any signature, vote, consent, or approval required to be obtained; and

(iii) any payment required to be made by these Covenants and Restrictions.

(2) The use of electronic mail or other transmission technology is subject to the following:

(i) The Homeowners Association may use electronic mail or other transmission technology to send any required notice only to Owners, individually or collectively, who have given the Homeowners Association written consent to the use of electronic mail or other transmission technology. Any Owner who has not given the Homeowners Association written consent to use of electronic mail or other transmission technology will receive notices, including any notice of delinquency of any payment due, by either of the methods identified in Section (b)(1)-(3), above.

(ii) For voting on matters, the Homeowners Association may provide for voting by electronic mail or other electronic voting technology. However, voting for the election of Directors can be conducted by electronic mail or other electronic voting technology only to the extent, if any, as explicitly permitted and provided for in these Covenants and Restrictions.

(iii) An electronic mail or transmission technology to an Owner is not considered delivered and effective if the Homeowners Association's transmission to the Owner fails two consecutive times, e.g. the Homeowners Association receives an "undeliverable" or similar message, or the inability to deliver the transmission to the Owner becomes known to the person responsible for sending the

transmission. If the electronic mail or transmission is not delivered or effective, the Homeowners Association will deliver the notice or other communication to the Owner by either of the methods identified in Section (b)(1)-(3), above.

Any conflict between these provisions and any other provisions of the Covenants will be interpreted in favor of this amendment allowing the Homeowners Association to use electronic communications to the extent permitted by Ohio and Federal law, establishing a method to use mail-in and electronic ballots for voting purposes, and permitting meetings to be conducted utilizing Authorized Communications Equipment. 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. Any challenge to the validity of this amendment must be brought in the court of common pleas within one year of the recording of this amendment.

AMENDMENT G

MODIFY DECLARATION ARTICLE VIII, SECTION 3 entitled, "Other Modifications." Said modification, to be made to the Declaration, as amended at Instrument No. 2005OR004911, is as follows (deleted language is crossed-out; new language is underlined):

Section 3. Other Modifications. These Covenants and Restrictions may be modified, ~~effective upon the ninetieth (90th) day following at a meeting of the Members held for such purpose, by the affirmative vote of Members entitled to exercise sixty-six and two-thirds percent (66 2/3%) of the voting power of the Association provided that written notice shall be given to each Member at least sixty (60) days in advance of the date of such meeting, stating that such modification will be considered at such meeting. Promptly following the meeting at which such modification or cancellation is enacted, the~~ The President and Secretary of the Association shall execute and record an instrument reciting such modification or cancellation. Any amendment becomes effective when it is recorded in the Medina County Recorder's Office.

Any conflict between this provision and any other provisions of the Declaration and Bylaws are to be interpreted in favor of this amendment regarding modifying the effective date for amendments. 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 such filing have standing to contest the validity of the amendment, whether on procedural, substantive, or any other grounds, provided further that any such challenge must be brought in the court of common pleas within one year of the recording of the amendment.

The Turnberry Subdivision Homeowners Association has caused the execution of this instrument this 29th day of January, 2025.

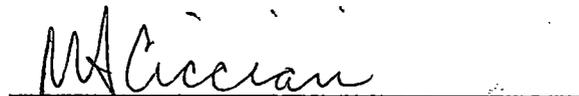
THE TURNBERRY SUBDIVISION HOMEOWNERS ASSOCIATION

By:



MARK KLANAC, President

By:



MICHELE CICCIARI, Secretary

STATE OF OHIO)

COUNTY OF Medina)

SS

BEFORE ME, a Notary Public, in and for the County, personally appeared the above-named The Turnberry Subdivision Homeowners Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 17 of 24, and that the same is the free act and deed of the 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 30th day of January, 2025.

[Signature]
NOTARY PUBLIC

Place notary stamp/seal here:
my commission expires
2/10/27

This instrument prepared by:
KAMAN & CUSIMANO, LLC
Attorneys at Law
2000 Terminal Tower
50 Public Square
Cleveland, Ohio 44113
(216) 696-0650
ohiocondolaw.com

TURNBERRY SUBDIVISION

TURNBERRY SUBDIVISION, SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO AND KNOWN AS BEING THE WHOLE OF SUBLOTS 1 THROUGH 206 AND BLOCKS A, B, C, F, G, H, I, J, K, AND L IN THE TURNBERRY SUBDIVISION, A PART OF MONTVILLE TOWNSHIP LOTS NOS 63, 64, 69, AND 70.

<u>Sublot</u>	<u>Permanent Parcel No.</u>	<u>Phase</u>	
1	030-11B-26-024	I	
2	030-11B-26-025	I	
3	030-11B-26-026	I	
4	030-11B-26-027	I	
5	030-11B-26-028	I	
6	030-11B-26-029	I	
7	030-11B-26-030	I	
8	030-11B-26-031	I	
9	030-11B-26-032	I	
10	030-11B-26-033	I	
12	030-11B-25-011	I	
13	030-11B-25-012	I	
14	030-11B-25-013	I	
15	030-11B-25-014	I	
16	030-11B-25-015	I	
17	030-11B-25-016	I	
18	030-11B-25-017	I	
19	030-11B-25-018	I	
20	030-11B-25-019	I	
21	030-11B-25-020	I	
22	030-11B-25-021	I	
23A	030-11B-25-041	I	Replat
24A	030-11B-25-042	I	Replat
25	030-11B-25-024	I	
26	030-11B-25-025	I	
27	030-11B-25-026	I	
28	030-11B-25-027	I	
29	030-11B-25-028	I	
30	030-11B-25-029	I	
31	030-11B-25-030	I	
32	030-11B-25-031	I	

33	030-11B-25-032	I
34	030-11B-25-033	I
35	030-11B-25-034	I
36	030-11B-25-035	I
37	030-11B-25-036	I
38	030-11B-25-037	I
39	030-11B-25-038	I
40	030-11B-26-034	I
41	030-11B-26-035	I
42	030-11B-26-036	I
43	030-11B-26-037	I
44	030-11B-26-038	I
45	030-11B-26-039	I
46	030-11B-26-040	I
47	030-11B-26-041	I
48	030-11B-25-046	II
49	030-11B-25-047	II
50	030-11B-25-048	II
51	030-11B-25-049	II
52	030-11B-25-051	II
53	030-11B-25-052	II
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55	030-11B-25-054	II
56	030-11B-25-055	II
57	030-11B-25-056	II
58	030-11B-25-057	II
59	030-11B-25-058	II
60	030-11B-25-059	II
61	030-11B-31-002	II
62	030-11B-31-003	II
63	030-11B-31-004	II
64	030-11B-31-005	II
65	030-11B-31-006	II
66	030-11B-31-007	II
67	030-11B-31-008	II
68	030-11B-31-009	II
69	030-11B-31-010	II
70	030-11B-31-011	II
71	030-11B-31-012	II
72	030-11B-31-013	II

73 030-11B-31-014 II
74 030-11B-31-015 II
75 030-11B-25-060 II
76 030-11B-25-061 II
77 030-11B-25-062 II
78 030-11B-25-063 II
79 030-11B-25-064 II
80 030-11B-25-065 II
81 030-11B-25-066 II
82 030-11B-25-067 II
83 030-11B-25-069 II
84 030-11B-25-070 II
85 030-11B-25-071 II
86 030-11B-25-072 II
87 030-11B-25-073 II
88 030-11B-31-088 III
89 [REDACTED] III
90 030-11B-31-090 III
91 030-11B-31-091 III
92 030-11B-31-092 III
93 030-11B-31-093 III
94 030-11B-31-094 III
95 030-11B-31-095 III
96 030-11B-31-096 III
97 030-11B-31-097 III
98 030-11B-31-098 III
99 030-11B-31-099 III
100 030-11B-31-100 III
101 030-11B-31-101 III
102 030-11B-31-102 III
103 030-11B-25-076 IV
104 030-11B-25-077 IV
105 030-11B-25-078 IV
106 030-11B-25-079 IV
107 030-11B-25-080 IV
108 030-11B-25-081 IV
109 030-11B-25-082 IV
110 030-11B-25-083 IV
111 030-11B-25-084 IV
112 030-11B-25-085 IV

113	030-11B-25-086	IV
114	030-11B-25-087	IV
115	030-11B-25-088	IV
116	030-11B-25-089	IV
117	030-11B-25-090	IV
118	030-11B-25-091	IV
119	030-11B-25-092	IV
120	030-11B-25-093	IV
121	030-11B-25-094	IV
122	030-11B-25-095	IV
123	030-11B-25-096	IV
124	030-11B-25-097	IV
125	030-11B-25-098	IV
126	030-11B-25-099	IV
127	030-11B-25-100	IV
128	030-11B-25-101	IV
129	030-11B-25-102	IV
130	030-11B-25-103	IV
131	030-11B-25-104	IV
132	030-11B-25-105	IV
133	030-11B-25-106	IV
134	030-11B-25-107	IV
135	030-11B-25-108	IV
136	030-11B-25-109	IV
137	030-11B-25-110	IV
138	030-11B-25-111	IV
139	030-11B-25-112	IV
140	030-11B-25-113	IV
141	030-11B-25-114	IV
142	030-11B-25-115	IV
143	030-11B-25-116	IV
144	030-11B-25-117	IV
145	030-11B-25-118	IV
146	030-11B-25-119	IV
147	030-11B-25-120	IV
148	030-11B-25-121	IV
149	030-11B-25-122	IV
150	030-11B-25-123	IV
151	030-11B-25-124	IV
152	030-11B-25-125	IV

153	030-11B-25-126	IV
154	030-11B-25-127	IV
155	030-11B-25-128	IV
156	030-11B-25-129	IV
157	030-11B-25-130	IV
158	030-11B-25-131	IV
159	030-11B-25-132	IV
160	030-11B-25-133	IV
161	030-11B-25-134	IV
162	030-11B-25-135	IV
163	030-11B-25-136	IV
164	030-11B-25-139	V
165	030-11B-25-140	V
166	030-11B-25-141	V
167	030-11B-25-142	V
168	030-11B-25-143	V
169	030-11B-25-144	V
170	030-11B-25-145	V
171	030-11B-25-146	V
172	030-11B-25-147	V
173	030-11B-25-148	V
174	030-11B-25-149	V
175	030-11B-25-150	V
176	030-11B-25-151	V
177	030-11B-25-152	V
178	030-11B-25-153	V
179	030-11B-25-154	V
180	030-11B-25-155	V
181	030-11B-25-156	V
182	030-11B-25-157	V
183	030-11B-25-158	V
184	030-11B-25-159	V
185	030-11B-25-160	V
186	030-11B-25-161	V
187	030-11B-25-162	V
188	030-11B-25-163	V
189	030-11B-25-164	V
190	030-11B-25-165	V
191	030-11B-25-166	V

192	030-11B-25-167	V
193	030-11B-25-168	V
194	030-11B-25-169	V
195	030-11B-31-122	V
196	030-11B-31-123	V
197	030-11B-31-124	V
198	030-11B-31-125	V
199	030-11B-31-126	V
200	030-11B-31-127	V
201	030-11B-31-128	V
202	030-11B-31-129	V
203	030-11B-31-130	V
204	030-11B-31-131	V
205	030-11B-31-132	V
206	030-11B-31-133	V
Block A	030-11B-26-021	I
Block B	030-11B-26-022	I
Block C	030-11B-25-007	I
Block F	030-11B-26-023	I
Block G	030-11B-25-068	II
Block H	030-11B-25-050	II
Block I	030-11B-31-087	III
Block J	030-11B-25-137	IV
Block K	030-11B-25-138	IV
Block L	030-11B-25-070	V