

INSERT a new DECLARATION ARTICLE VII, SECTION 18 entitled, "Occupancy Restriction." Said new addition, to be added on Page 18 of the Declaration, as recorded at Portage County Records, Volume 1136, Page 265 et seq., is as follows:

SECTION 18.      Occupancy Restriction.

No person who is adjudicated to be a sexual predator or a habitual sex offender and required to register with a designated registering agency, thereby requiring notice to be given pursuant to the Ohio Sex Offenders Act or similar statute from another jurisdiction, as the same may from time to time be amended, may reside in or occupy a Living Unit and/or enter onto or remain in or on the property for any length of time. Any violation of this restriction shall subject the Owner and/or any occupant of the Living Unit to any and all remedies provided for by law as well as this Declaration. The Association shall not, however, be liable to any Owner or occupant, or anyone visiting any Owner or the Association, as a result of the Association's alleged failure, whether negligent, intentional or otherwise, to enforce the provisions of this restriction.

Any conflict between this provision and any other provisions of the Declaration shall be interpreted in favor of this restriction on the occupancy of Living Units. Upon the recording of this amendment, only Owners of record at the time of such filing shall have standing to contest the validity of the amendment, whether on procedural, substantive or any other grounds, provided further that any such challenge shall be brought in the court of common pleas within one year of the recording of the amendment.