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Instrument Number: 202603030023994
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Submitted By (Walk-In):
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Walk-In

First Grantor:
MEWS CONDOMINIUM AT MUIRFIELD UNIT OWNERS
ASSN

First Grantee:
MEWS CONDOMINIUM AT MUIRFIELD AMENDMENT

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$16.00
Marginal Reference Fee:	\$20.00
Total Fees:	\$70.00
Amount Paid:	\$70.00
Amount Due:	\$0.00

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4.5

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JAN 20 2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
M JO
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

**AMENDMENT TO THE
DECLARATION OF
THE MEWS CONDOMINIUM AT MUIRFIELD**

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WHEREAS, the Declaration of The Mews Condominium at Muirfield (the “Declaration”) and Bylaws of The Mews Condominium at Muirfield (the “Bylaws”) were recorded at Franklin County Records Volume 3566, Page 775 et seq.; and

WHEREAS, the Declaration was subsequently amended April 10, 2009, by Instrument Number 200904100050892, recorded at Franklin County Records; and

WHEREAS, the Declaration was subsequently amended November 7, 1978, by Certificate of Amendment Deed Volume 3692, Page 477, recorded at Franklin County Records; and

WHEREAS, the Declaration and Bylaws were subsequently amended November 19, 2012, by Instrument Number 201211190176176, recorded at Franklin County Records; and

WHEREAS, the Declaration was subsequently amended January 7, 2013, by Instrument Number 201301070002318, recorded at Franklin County Records; and

WHEREAS, the Mews Condominium at Muirfield Unit Owners’ Association (the “Association”) is a corporation consisting of all Unit Owners in the Mews Condominium at Muirfield (the “Community”) and as such is the designated representative of all Unit Owners; and

WHEREAS, Article 13 of the Declaration authorizes amendments thereto; and

WHEREAS, Article 12 of the Bylaws authorizes amendments thereto; and

WHEREAS, a meeting of the Association’s Unit Owners, including any change, adjournment or continuation thereof, was held on December 11, 2024 at the Washington Township Offices in Dublin, Ohio, and at such meeting and any adjournment thereof, Unit Owners representing not less than 75% of the Association’s voting power executed, in person or by proxy, an instrument in writing setting forth specifically the matters in the Declaration to be modified (the “Amendment”); and

WHEREAS, the Association has in its records the signed, written consents to the Amendment signed by Unit Owners representing more than 75 % of the Association's voting power, together with the minutes from said meeting and any continuation thereof and with authorization for the Association's officers to execute this Amendment on their behalf; and

WHEREAS, the proceedings necessary to amend the Declaration as required by applicable law and the Declaration have in all respects been complied with.

NOW THEREFORE, the Declaration and Bylaws of The Mews Condominium at Muirfield are hereby amended by the following:

1. **DELETE BYLAW Article 3, Section 1** in its entirety.

2. **INSERT a new BYLAW, Article 3, Section 1** with the as follows:

Section 1. The annual meeting of the unit owners of this association, for the election of trustees parentheses here, and after called the Board of Directors or members of the Board of Directors, and parentheses, except as here, and after provided, the consideration of reports to be laid before such meeting and for the transaction of such other business, as may properly come before such meeting, shall, beginning with the year 2025 be held between December 1 and March 31, annually.

3. **DELETE Bylaw Article 3, Section 3** in its entirety.

4. **INSERT a new BYLAW, Article 3, Section 3** with the as follows:

Section 3. All meetings of unit owners shall be held within a 10 mile radius of The Mews Condominium at Muirfield property.

5. **INSERT a new DECLARATION ARTICLE 3(h)**. Said new addition to be added on Page 4 of the Declaration, as recorded at Volume 3566, Page 757 et seq., is as follows:

(j) Unit Owners who rent/lease their unit(s) shall have an obligation to provide notice and register the tenant information with the Board of Directors and Property Manager prior to tenant moving into the unit.

6. **DELETE DECLARATION Article 3, Section 11** in its entirety.

7. **INSERT a new DECLARATION Article 3, Section 11** as follows:

The Board of Directors shall have the authority to determine and set the statutory agent for the Mews condominium at Muirfield.

- 8. DELETE DECLARATION Article 3 Section (g) in its entirety.
- 9. INSERT a new DECLARATION Article 3, Section (g) as follows:

No unit shall be occupied by any person as guest accommodations for such person of a hotel, motel, resort or recreation nature and, to that end, no person shall be permitted to occupy any unit pursuant to any lease, sublease or other rental agreement or arrangement for any period of time less than 180 days (6 months).

IN WITNESS WHEREOF, the said The Mews Condominium at Muirfield Unit Owners' Association has caused the execution of this instrument this 22 day of January, 2026.

THE MEWS CONDOMINIUM AT MUIRFIELD
UNIT OWNERS' ASSOCIATION

BY: Pamela S Hartman 1/22/26
PAMELA S. HARTMAN, its President

State of Ohio

County of Franklin

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named The Mews Condominium at Muirfield Unit Owners' Association, by Pamela S. Hartman, its President, who acknowledged that she did sign the foregoing document, on page ___ of ___, and that the same is the free act and deed OF said corporation and the free act of her personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Dublin, Ohio this 22nd day of January, 2026.

[Signature]
Notary Public
LAURA MacGREGOR COMEK
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.