

THE GROVES

At The Villages of Wetherington Condominium Association, Inc.
2452 Barrington Way, Unit 404
Wooster, OH 44691

BOARD of DIRECTORS:
Larry Moses, President
Tom McFadden, Secretary
Clyde Crabtree, Treasurer
Connie Burgess &
Eric Pope

September 27, 2019

DISCLAIMER: The following Table of Contents for the governing documents for the Association is not a legal document and is intended to solely be a useful guide for Unit Owners to help navigate the downloaded documents on the Association's web site. The Association has distributed governing documents to Unit Owners. The paper copies of the documents are property of the Association with the intent for Unit Owners to have in their possession for their reference. Upon the transfer of a Unit Owner's property, the documents must be transferred to the new owner. If the governing documents are lost, stolen or misplaced, it is up to the Unit Owner, at the Unit Owner's own expense, to replace the documents. Replacement documents can be obtained, at a cost, through the Wayne County (Ohio) Recorder's Office.

TABLE OF CONTENTS FOR THE ASSOCIATION'S GOVERNING DOCUMENTS

- I) DECLARATION AND BYLAWS CREATING AND ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP UNDER CHAPTER 5311 OF THE REVISED CODE OF OHIO FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS PHASE ONE
 - a. 200400184080 Filed for Record in WAYNE COUNTY RECORDER, Jane Carmichael, 09/10/2004 at 3:00 p.m., DECL/BYLAWS 332.00 OR Book 489 Page 1505
- II) AMENDMENT NUMBER ONE TO THE DECLARATION ESTABLISHING CONDOMINIUM OWNERSHIP UNDER CHAPTER 5311 OF THE OHIO REVISED CODE FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS (ESTABLISHING PHASE TWO)
 - a. Note: Attached with Phase One documents i.e. copy does not have a separate filing stamp
- III) AMENDMENT NUMBER TWO TO THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP UNDER CHAPTER 5311 OF THE OHIO REVISED CODE FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS (ESTABLISHING PHASE THREE)
 - a. Filed for Record in WAYNE COUNTY RECORDER, Jane Carmichael, 10-26-2005 at 03:47 p.m. DECL/BYLAWS OR Book 532 Page 946-954
- IV) AMENDMENT NUMBER THREE TO THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP UNDER CHAPTER 5311 OF THE OHIO REVISED CODE FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS (ESTABLISHING PHASE FOUR)
 - a. 200600013318 Filed for Record in WAYNE COUNTY RECORDER, Jane Carmichael 09-01-2006 at 03:36 p.m. DECL/BYLAWS 100.00 OR Book 562 Page 1935-1944
- V) AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS
 - a. NOTE: Not labeled as AMENDMENT FOUR, but is fourth amendment
 - b. SUBJECT: Renting and Leasing
 - c. 200800010139 Filed for Record in WAYNE COUNTY RECORDER, Jane Carmichael 09-11-2008 at 10:11 a.m. DECL/BYLAWS 32.00 OR Book 618 Page 1522-1523

VI) AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP TO BY-LAWS FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

- a. NOTE: Not labeled as AMENDMENT FIVE, but is fifth amendment
- b. SUBJECTS
 - i. Change of Annual Meeting to Third Quarter
 - ii. Change of By-laws, primarily moving from 3 Directors to 5 Directors
- c. 201200009219 Filed for Record in WAYNE COUNTY RECORDER, Jane Carmichael 08-10-2012 at 10:28 a.m. DECL/BYLAWS 96.00 OR Book 717 Page 936-945

VII) AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

- a. NOTE: Not labeled as AMENDMENT SIX, but is sixth amendment
- b. SUBJECTS:
 - i. LANGUAGE CHANGE FROM "FINES" TO "ENFORCEMENT ASSESSMENTS"
 - ii. AGENT FOR SERVICE
 - iii. TECHNICAL LANGUAGE CHANGES
- c. 201500009594 Filed for Record in WAYNE COUNTY OHIO, Jane Carmichael, Recorder 09-01-2015 at 10:44 a.m. DECL/BYLAWS 69.00 OR Book 806 Page 2274-2279

VIII) AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

- a. NOTE: Not labeled as AMENDMENT SEVEN, but is seventh amendment
- b. SUBJECTS:
 - i. Occupancy Restrictions (Tier III sexual offenders)
 - ii. Insurance Deductible
 - iii. Cost of Enforcement
 - iv. Board Terms
 - v. Indemnification
- c. 201500012129 Filed for Record in WAYNE COUNTY OHIO, Jane Carmichael, Recorder 11-03-2105 at 11:45 a.m. DECL/BYLAWS 116.00 OR Book 812 406-417