

**TO: Owners - Catawba Shores North**  
**RE: Amendments to Declaration and ByLaws**

Listed is a summary of the Amendments recommended by Kaman & Cusimano, attorneys for the Board and approved as required by at least 75% of all owners. Amendments have been recorded with the Ottawa County Recorder's Office.

Amendment A: Any person who is classified under Ohio Law as a sex offender or child-victim offender is prohibited from residing or occupying a Unit for any length of time.

Amendment B: Business usage is permitted in a unit but qualified. A detailed description as to limitations is contained in the Amendment.

Amendment C: Redefined the description of a unit as to composition so that synthetic materials may be used to replace the existing exterior material as long as the Cape Cod architectural style is preserved.

Amendment D: The existing "deductible" language regarding Fire and Extended Coverage which limited the amount for the deductible was deleted and replaced with language that provides the Board with discretion in determining a "reasonable" amount for the deductible.

This provision was further modified to explain an owner's liability for the amount of the deductible for damage to the owner's unit while the Association is liable for all costs for damage to Common Area and Limited Common Area.

Amendment E: The notice provisions regarding written notice have been modified to bring us into the 21<sup>st</sup> Century. In addition to the usual methods - personal delivery, mail, attached to unit owner's front door, notices can now be delivered using new technologies - Email - as long as an owner gives the Association written consent. Modifications regarding additional notice requirements, voting methods, meeting guidelines, nominations and elections are established.

Zoom type meetings permitted for Board.

Amendment F: Requires the Annual Meeting to be held in the Third Quarter of each year.

Amendment G: Confirms that the Board of Directors will consist of 7 people. A Director, to serve, must be in good standing. A Director must be a unit owner. Entity and Trust unit owner guidelines established. Rules regarding Directors as to terms, resignations and removal modified.

Amendment H: Former, current and future Board members are indemnified from personal liability if they acted in good faith.