

**Access Ramps  
Policy Resolution 32**

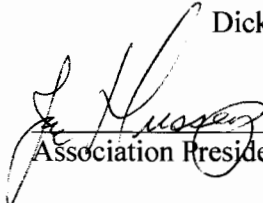
Pursuant to the requirements of the Federal Fair Housing Amendments Act of 1988, the Board of The Woods at Polaris Condominium Association hereby adopts the following rule regarding the construction of wheelchair access ramps or similar improvements appurtenant to Units:

1. Any unit owners wishing to construct such improvements must request approval from the Board in accordance with the requirements of the Declaration; must provide such reasonable evidence of such handicap as the Board may request including, without limitation, providing the board with a written confirmation from appropriate medical personnel and written waiver of medical privilege regarding such inquiry to confirm such disability; and must agree to maintain and insure such improvements in the future.
2. Prior to such approval being granted, the Owners must:
  - 1) execute an agreement with the association in a recordable form prepared by the Board (see attached) evidencing the requirement that all such improvements made by the owners shall be maintained and insured by the current and all future owners of the unit; and
  - 2) pay the association's cost in preparing and recording the agreement.
3. The Board's approval of such improvements shall be at the Board's discretion, and no exercise of such discretion shall require the Board to approve similar improvements in the future.

THE WOOD AT POLARIS CONDOMINIUM  
ASSOCIATION, INC.

This resolution, Policy Resolution 32, was adopted at a meeting of the Board held on January 13, 2009 with the directors voting as indicated below:

Director	Yes	No	Abstain	Absent
Joe Hussey	✓	—	—	—
Tom Pritchard	✓	—	—	—
Tara Logan	✓	—	—	—
Pat Davis	✓	—	—	—
Don Cavote	✓	—	—	—
Dick Bollinger	✓	—	—	—

  
\_\_\_\_\_  
Association President

  
\_\_\_\_\_  
Association Secretary

**Agreement for Future Maintenance and Insurance  
Of Accessibility Improvements  
Appurtenant to Condominium Units**

§5311.04(G) O.R.C.

\_\_\_\_\_,  
(collectively the "Owners", whether one or more than one), are the owners of the following described Unit (the "Unit") in The Woods at Polaris Condominiums (the "Condominium"):

Situated in the State of Ohio, County of Delaware, and City of Columbus, and further described as follows:

Being Unit Number \_\_\_\_\_, as the same is numbered, described and shown of record in the Declaration for The Woods at Polaris Condominiums, recorded as Instrument Number 200400053528 of the Delaware County, Ohio Records.

The Owners have requested consent to make certain improvements within the common or limited common elements appurtenant to their Unit in order to make the Unit more accessible. All such construction must be approved and constructed following the procedures set forth in the Declaration for the Condominium. As a condition to permitting such improvements, the Owners, for themselves and all future owners of the Unit, are required to agree to take full responsibility for the maintenance and insurance of the improvements.

For one dollar and other good and valuable consideration, and in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

§1. **Owners Permitted to Make Improvements to Enhance Accessibility of Unit.** Pursuant to resolution adopted by the Board of Directors of the Association, the Owners are permitted to make improvements to the common and limited common elements appurtenant to their Unit in order to make the unit more accessible. Consent for such specific improvements, approval of plans and specifications for such improvements, and construction in accordance with the approved plans and specifications, must all be obtained and performed in accordance with the requirements of the Declaration.

§2. **Owners Agree to Maintain and Insure.** The Owners, for themselves and their successors in ownership of the Unit, agree that the owners of the Unit shall maintain and insure the improvements made by the Owners, or any future owner, of the Unit. The execution of this agreement does not evidence the consent of the Association for any given improvements constructed by the Owners, nor that the plans for such improvements have been approved, nor that such improvements have been constructed in accordance with such plans. The exclusive purpose of this agreement is to evidence the fact, and put future buyers on notice, that the Owners have agreed, for themselves and all future owners of the Unit, to maintain and insure (and the Association is not required to maintain or insure) the such improvements made by the Owners.

Owners:

The Woods at Polaris Condominium  
Association

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

State of Ohio

County of \_\_\_\_\_, SS:

Before me, a notary public, personally appeared \_\_\_\_\_ and \_\_\_\_\_, the "Owners" in the foregoing instrument, who acknowledge the execution of this instrument to be their free acts and deeds for the uses and purposes set forth therein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Notary Public

State of Ohio

County of \_\_\_\_\_, SS:

Before me, a notary public, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of The Woods at Polaris Condominium Association, who acknowledged the execution of the foregoing instrument to be his free act and deed, acting on behalf of the Association, for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Notary Public