

**WESTBURY PLACE HOMEOWNERS ASSOCIATION, INC.
CONSENT TO AMEND THE DECLARATION
AND THE CODE OF REGULATIONS**

The undersigned, owner(s) of Westbury Place Lot listed above, hereby consent(s) and agree(s) that the Declaration of Covenants, Conditions, Easements and Restrictions of Westbury Place Subdivision, A Conservation Development in Brunswick Hills, Ohio, and the Code of Regulations of Westbury Place Homeowners Association, Inc., be amended as follows:

ADD the following new section 7.22, entitled "Sexual Predators" immediately following Article VII, Section 7.21, of the Declaration:

Section 7.22 - Sexual Predators. No person (a) whose name appears on the state registry of sex offenders and child-victim offenders maintained under the Ohio Revised Code, or (b) whose name is indicated on the state registry of sex offenders and child-victim offenders as being convicted of or having plead guilty to either a sexually oriented offense that is not a registration-exempt sexually oriented offense or a child-victim oriented offense in a criminal prosecution and was not sentenced to a serious youthful offender dispositional sentence for that offense, is permitted to establish a residence, occupy, or maintain a residence within any Living Unit or on any Lot within the Properties of Westbury Place.

The Association may seek to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, any breach of this prohibition. If any Member (either by his/her own registration or by the registration of any resident, occupant or tenant) shall breach this residency prohibition, said Member shall pay to the Association, in addition to any other sums due, all costs and expenses incurred by the Association in connection with the enforcement of this provision, including reasonable attorneys' fees and court costs. Said costs and expenses shall be charged as an Assessment against said Member. The Association, in addition to all other remedies available, shall have the right to place a lien upon the estate or interest of said Member as further explained and set forth in this Declaration.

This residency prohibition shall not be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur. This residency prohibition does not impose a duty on the Association to monitor the state registry of sexual offenders maintained under the Ohio Revised Code.

The remaining current sections of the documents shall be renumbered as follows:

**The existing Section 7.22 shall become Section 7.23;
the existing Section 7.23 shall become Section 7.24;
the existing Section 7.24 shall become Section 7.25;
the existing Section 7.25 shall become Section 7.26; and
the existing Section 7.26 shall become Section 7.27.**