



DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
08/17/2007	200722900686	DOMESTIC ARTICLES/NON-PROFIT (ARN)	125.00	.00	.00	.00	.00

Receipt

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LOVELAND & BROSIOUS, LLC
50 W. BROAD ST., STE. 3300
CALVIN T. JOHNSON
COLUMBUS, OH 43215

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Jennifer Brunner

1720583

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

VILLAGE AT TREMONT CLUB CONDOMINIUM ASSOCIATION

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC ARTICLES/NON-PROFIT

Document No(s):

200722900686



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of
the Secretary of State at Columbus,
Ohio this 15th day of August, A.D.
2007.

Ohio Secretary of State



Prescribed by **J. Kenneth Blackwell**

Ohio Secretary of State
Central Ohio: (614) 466-3919
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/sos
e-mail: busserv@sos.state.oh.us

Expedite this Form: (Select One)	
Mail Form to one of the Following:	
<input checked="" type="radio"/> Yes	PO Box 1390 Columbus, OH 43216
*** Requires an additional fee of \$100 ***	
<input type="radio"/> No	PO Box 670 Columbus, OH 43216

INITIAL ARTICLES OF INCORPORATION

(For Domestic Profit or Non-Profit)
Filing Fee \$125.00

THE UNDERSIGNED HEREBY STATES THE FOLLOWING:

(CHECK ONLY ONE (1) BOX)

<input type="checkbox"/> (1) Articles of Incorporation Profit (113-ARF) ORC 1701	<input checked="" type="checkbox"/> (2) Articles of Incorporation Non-Profit (114-ARN) ORC 1702	<input type="checkbox"/> (3) Articles of Incorporation Professional (170-ARF) Profession ORC 1705
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Complete the general information in this section for the box checked above.

FIRST: Name of Corporation Village at Tremont Club Condominium Association

SECOND: Location Hilliard Franklin
(City) (County)

Effective Date (Optional) _____ Date specified can be no more than 90 days after date of filing, if a date is specified, the date must be a date on or after the date of filing.
(mm/dd/yyyy)

Check here if additional provisions are attached

Complete the information in this section if box (2) or (3) is checked. Completing this section is optional if box (1) is checked.

THIRD: Purpose for which corporation is formed

The purposes for which the Association is formed are to be and act as the unit owners association for
Village at Tremont Club Condominium, to provide for maintenance, preservation and architectural control
of the Condominium property, and to promote the health, safety and welfare of the residents of the
Condominium, all as described in the additional provisions attached as Attachment 1 and made a part hereof

Complete the information in this section if box (1) or (3) is checked.

FOURTH: The number of shares which the corporation is authorized to have outstanding (Please state if shares are common or preferred and their par value if any)

(Refer to instructions if needed) _____ (No. of Shares) _____ (Type) _____ (Par Value)

2007 AUG 15 PM 1:40
RECEIVED
SECRETARY OF STATE
CLIENT SERVICE CENTER

Completing the information in this section is optional

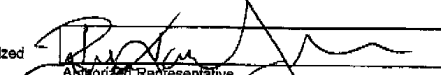
FIFTH: The following are the names and addresses of the individuals who are to serve as initial Directors.

Brett L. Kaufman
 (Name)
 2 Easton Oval, Suite 510
 (Street) *NOTE: P.O. Box Addresses are NOT acceptable.*
 Columbus Ohio 43219
 (City) (State) (Zip Code)

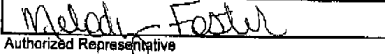
Melody Foster
 (Name)
 2 Easton Oval, Suite 510
 (Street) *NOTE: P.O. Box Addresses are NOT acceptable.*
 Columbus Ohio 43219
 (City) (State) (Zip Code)

George M. Harmanis
 (Name)
 2 Easton Oval, Suite 510
 (Street) *NOTE: P.O. Box Addresses are NOT acceptable.*
 Columbus Ohio 43219
 (City) (State) (Zip Code)

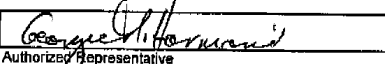
REQUIRED
 Must be authenticated
 (signed) by an authorized
 representative
 (See Instructions)


 Authorized Representative
 Brett L. Kaufman
 (Print Name)

7/31/07
 Date


 Authorized Representative
 Melody Foster
 (Print Name)

7/31/07
 Date


 Authorized Representative
 GEORGE M. HARMANIS
 (Print Name)

7/31/07
 Date

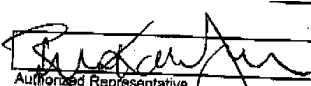
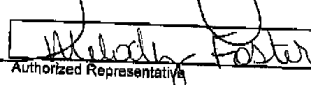
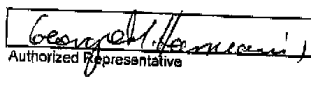
Complete the information in this section if box (1) (2) or (3) is checked.

ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporators of Village at Tremont Club Condominium Association hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

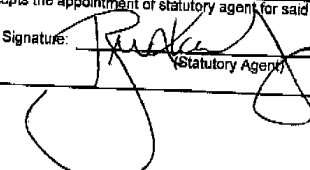
Brett L. Kaufman
(Name)
2 Easton Oval, Suite 510
(Street)
NOTE: P.O. Box Addresses are NOT acceptable.
Columbus, Ohio 43219
(City) (Zip Code)

Must be authenticated by an authorized representative

	<u>7/31/07</u> Date
	<u>7/31/07</u> Date
	<u>7/31/07</u> Date

ACCEPTANCE OF APPOINTMENT

The Undersigned, Brett L. Kaufman, named herein as the Statutory agent for, Village at Tremont Club Condominium Association, hereby acknowledges and accepts the appointment of statutory agent for said entity.

Signature: 
(Statutory Agent)

Attachment 1
ADDITIONAL PROVISIONS
To the
INITIAL ARTICLES OF INCORPORATION
OF
VILLAGE AT TREMONT CLUB CONDOMINIUM ASSOCIATION

ARTICLE III (Continued)

Purpose and Powers

Forthwith upon the creation of the Association the undersigned is creating a condominium under the provisions of Chapter 5311 of the Revised Code of Ohio, known as "Village at Tremont Club Condominium", "the Condominium", of all or part of approximately 26.904 acres of land located southwest of the intersection of Davidson Road and Leap Road, approximately 500 feet south of Davidson Road and approximately 250 feet west of Leap Road, in the City of Hilliard, Franklin County, Ohio. The purposes for which the Association is formed are set forth in the attached Initial Articles of Incorporation purposes to:

- (a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in these Articles of Incorporation, and the Declaration and Bylaws of the Condominium ("the Articles", "the Declaration" and "the Bylaws", respectively);
- (b) fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration, and pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;
- (c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) borrow money to fulfill its purposes and invest reserves and excess funds in government insured accounts or such other investments as the members approve;
- (e) administer and enforce terms, conditions, covenants, restrictions and regulations upon, under and subject to which the Condominium or any part thereof may now or hereafter be used, and fix and provide any such terms, conditions, covenants, restrictions and regulations, and administer, enforce, alter, amend, change, add to, extend, waive, or terminate, in whole or in part, any of the same;

- (f) provide the residents and Unit owners of the Condominium with (i) normal utility services not separately provided to individual Units, (ii) services supplemental to municipal services, and (iii) Common Elements maintenance service;
- (g) be, function and act as the Unit owners association of the Condominium, under the provisions of Chapter 5311 of the Revised Code of Ohio, and delegate such authority as it desires to a managing agent;
- (h) have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 1702 may now or hereafter have or exercise by law; and
- (i) take any action necessary, expedient, incidental, appropriate or convenient to the carrying out of the foregoing purposes.

The Association shall not do any act or enter into any agreement or enter into any transaction in a manner which would violate any provision of Chapter 5311 of the Ohio Revised Code or the provisions of these Articles, the Declaration, or the Bylaws. In addition, no substantial part of the activities of the Association shall be the carrying on of propaganda, or otherwise attempting to influence legislation, or carrying on or otherwise attempting to influence any political campaign on behalf of any candidate for public office, except as permitted, from time to time, by organizations exempt from Federal Income Tax under the then effective laws of the United States.

ARTICLE V (Continued)

Board of Directors

The names and addresses of the persons who are initially to act in the capacity of Directors are set forth in the Initial Articles of Incorporation to which this attachment is appended. The number, qualifications, manner and time of selection of successor Directors, and their terms of office, shall be as set forth in the Declaration and Bylaws.

The Board of Directors shall be and act as the board of directors of the Condominium and shall have all of the powers and all of the duties of the board of directors as defined in Chapter 5311 of the Revised Code of Ohio and in Chapter 1702 of the Revised Code of Ohio, except as such powers may be limited or expanded by the provisions of these Articles, the Declaration or the Bylaws.

ARTICLE VI

Membership

Every person or entity who is a record owner of a fee or undivided fee simple interest in a Unit a part of the Condominium shall be a member of the Association, and is herein called "a Unit owner". The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a Unit, and transfer of a Unit shall automatically transfer membership to the transferee. Voting rights of members shall be as set forth in the

Declaration and Bylaws. (The latter of which shall also be and serve as the Association's Code of Regulations).

ARTICLE VII

Notice and Quorum

Notice and quorum requirements shall be in accordance with the provisions of the Bylaws.

ARTICLE VIII

Duration

The Association shall exist so long as the condominium regime of the Condominium exists, and no longer.

ARTICLE IX

Dissolution

The Association may be dissolved only with the same consents as are required to terminate the Condominium regime, as provided in the Declaration.

ARTICLE X

Definitions

All terms used herein shall have the same meanings as set forth in the Declaration.

ARTICLE XI

Amendments

The Articles may be amended only under the same terms and conditions, and with the same approvals, as are provided in the Declaration for its amendment.