

10703-0197
By _____
Date 7/2/85
Fee \$3.00

Subsequent Appointment of Agent

Dutchland Woods Property hereby appoints Jack F. Grove, Attorney of
(Name of Corporation) (Name of New Agent)
Owners Association, Inc.
1251 Niles Road, Suite 10, Fairfield, Ohio 45014, Butler County,
(Street) (City, Village or Township)
Ohio, 45014, to succeed Linda Rilea as agent upon whom
(Zip Code) (Name of Former Agent)

any process, notice or demand required or permitted by statute to be served upon the corporation may be served.

Date: 6/20/85

By Gary C. Ray

Name and Title of Person Signing: Gary C. Ray
(Chairman of the Board, President,
Vice President, Secretary or
Assistant Secretary)
(Strike out inapplicable title)

Instructions

- 1) The statutory agent for a corporation may be (a) a natural person who is a resident of Ohio, or (b) an Ohio corporation or a foreign profit corporation licensed in Ohio which has a business address in this state and is explicitly authorized by its articles of incorporation to act as a statutory agent. R.C. 1701.07(A), 1702.06(A)
- 2) A subsequent appointment of agent must be signed by the chairman of the board, the president, a vice president, the secretary or an assistant secretary. R.C. 1701.07(L)
- 3) The agent's complete street address must be given; a post office box is not acceptable. R.C. 1701.07(C), 1702.06(C).
- 4) The filing fee for a subsequent appointment of agent is \$3.00. R.C. 1701.07(M); 1702.06(L).

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Charter # 45507
approved by [Signature]
Date 7/22/85
Fee 25

CERTIFICATE OF AMENDED
ARTICLES OF
DUTCHLAND WOODS PROPERTY OWNERS ASSOCIATION, INC.

The duly elected President and Secretary
of the above named Ohio corporation organized not for
profit, do hereby certify that at a meeting of the members
of said corporation duly called and held on the 24th day
of March, 1985, at 1 o'clock, P. M.,
at which meeting a quorum of such members were present, by
affirmative vote of the members present thereat, the
following resolution of amendment was adopted.

RESOLVED, that the foregoing Amended Articles of
Incorporation be, and the same are hereby,
adopted.

IN WITNESS WHEREBY, the above named officers acting for
and on behalf of the corporation have subscribed their names
this 14th day of April, 1985.

By Donald R Allen
President

By [Signature]
Secretary

RECEIVED SEP 18 1993

FO 708-0198

AMENDED ARTICLES OF INCORPORATION

OF

DUTCHLAND WOODS PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I.

A. The name of the corporation shall be: Dutchland Woods Property Owners Association, Inc. The purposes for which this Corporation is formed are to own, operate, improve, and maintain any common area which the association may own or acquire; to assist in promoting the establishment and maintenance of a uniform plan for the development of the subdivision; to seek enforcement of the restrictive covenants applicable to the subdivision; to promote and preserve the aesthetic and economic integrity of the subdivision, and to generally promote the health, safety, recreation and welfare of the residents of the subdivision.

B. In implementation of the above purposes, the association may:

1) exercise all of the powers, privileges and authority and perform all of the duties and obligations necessary and incident to the purposes of the association;

2) fix, levy, collect and enforce payment by any lawful means, all charges, fees or assessments pursuant to terms of the By-laws, pay all expenses in connection therewith, and all office and other expense incident to the conduct of business of the association;

3) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise

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dispose of real or personal property in connection with the affairs of the association;

4) borrow money for the purpose of constructing, equipping, improving and maintaining any common property, and in aid thereof, mortgage the common property; provided that any such action may be taken in accordance with applicable provisions of the By-laws; and

5) to do any and all things necessary, convenient or expedient for the accomplishment of any of the purposes or the furtherance of any of the powers herein before set forth either alone or in association with other corporations, firms or individuals, and, in general, to engage in any lawful act or activity for which corporations may be formed under Chapter 1702 of the Ohio Revised Code.

ARTICLE II.

This association is organized as a not-for-profit corporation pursuant to Chapter 1702 of the Ohio Revised Code. No part of the net earnings or assets of the association shall inure to the benefit of or be distributable to any of its trustees, officers, members, or other private persons, except that the association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distribution in furtherance of the purposes set forth in Article I hereof.

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ARTICLE III.

Every owner of a lot in the subdivision known as Dutchland Woods as it now exists and successive phases as may be adopted as part of the general land use plan located in Liberty Township, Butler County, Ohio, shall be eligible for membership in the association upon such terms and conditions as promulgated under the By-laws.

A corporation, whether profit or non-profit, or a partnership may be a member of the association.

ARTICLE IV.

The principal office for the transaction of the business of this association is to be located in Liberty Township, Butler County, Ohio.

ARTICLE V.

These articles may be amended with the consent of not less than two-thirds (2/3) of the members present in person or by proxy at a meeting of the membership.

ARTICLE VI.

The association shall indemnify every Trustee, officer or employee against expenses, judgments, decrees, fines, penalties, or amounts paid in settlement in connection with the defense of any pending or threatened action, suit or proceeding, criminal or civil, to which such Trustee, officer or employee is or may be made a party by reason of

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being or having been such Trustee, officer or employee, provided a determination is made by the Trustees in the manner set forth in Ohio Revised Code Section 1702.12(3)(1) to the effect (a) that such Trustee, officer or employee was not, and has not been adjudicated to have been, negligent or guilty of misconduct in the performance of his duty to the corporation of which he is a Trustee, officer or employee, (b) that he acted in good faith in what he reasonably believed to be the best interest of such corporation, and (c) that, in any matter the subject of criminal action, suit, or proceeding, he had no reasonable cause to believe that his conduct was unlawful. Such indemnification shall not be deemed exclusive of any other rights to which such Trustee, officer or employee may be entitled under the Articles, By-laws of this corporation, any agreement or any insurance purchased by this corporation, or by vote of the members, or otherwise.

ARTICLE VII.

These amended articles of incorporation require ratification by an affirmative vote of the membership.

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EXHIBIT A

Being all of the areas depicted as areas A through J on the attached subdivision depiction.

ROOSEVELT AREAS ACRES

A - 2.084

B 609

C 609

D 406

E 7.822

F 193

G 3.701

H 439

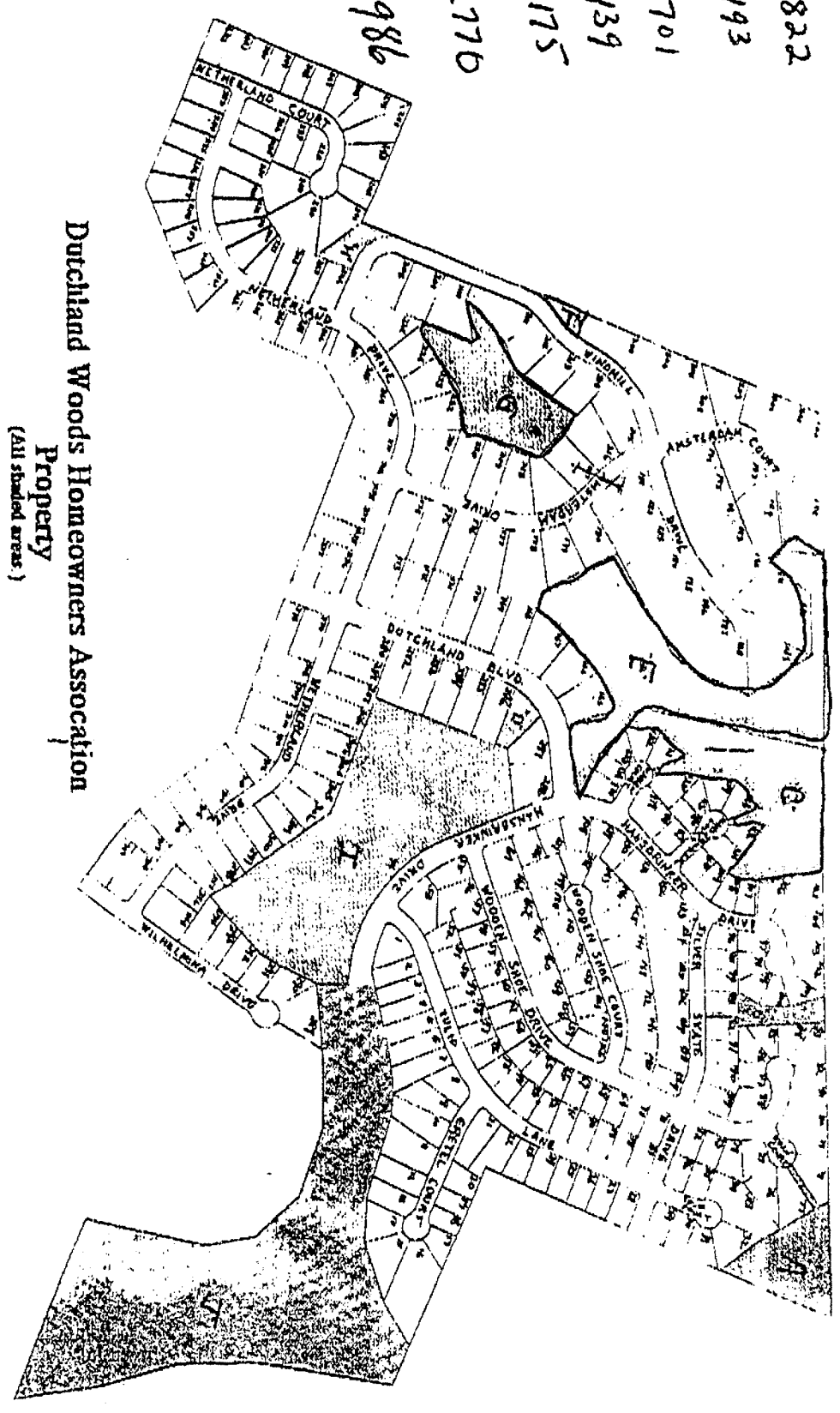
I 11.175

J 19.770

Total 50.986

D.R. 6022 PAGE 2253

T H I J



Dutchland Woods Homeowners Association
Property
(All shaded areas)

EXHIBIT "A"

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EXHIBIT B

Situated and being in Section 26, Town 3, Range 3, Liberty Township, Butler County, Ohio and being further described as being all of the Lots of the Trails of Dutchland Woods Subdivision, Section 1, Block A, as recorded in Plat Book 2572, pages A and B of the records of Butler County, Ohio Recorder.

EXHIBIT C

Being all of the property described in the following 28.7 acre description save and except the property described in the foregoing Exhibit B.

EXHIBIT

EXHIBIT C

DESCRIPTION:

LOCATION:

Princeton Road
Liberty Township
Butler County, Ohio

Situated in Section 26, Town 3, Range 3, Liberty Township, Butler County, Ohio and being more particularly described as follows:

Begin at the Southeast corner of Section 26;

- thence from the point of beginning, North 85°48'02" West, 1316.70 feet along the South line of Section 26 and the North line of Dutchland Woods, Holland Section to a point in the East right-of-way of Consolidated Rail Corporation;
- thence along the East right-of-way of Consolidated Rail Corporation, the following courses: North 36°50'33" West, 208.37 feet;
- thence North 29°11'54" East, 106.26 feet;
- thence North 36°03'06" West, 122.10 feet;
- thence North 17°33'06" West, 217.80 feet to a point in the South right-of-way of Princeton Road;
- thence along the South right-of-way of Princeton Road, the following courses: North 59°56'54" East, 240.54 feet;
- thence on a curve to the right, having a radius of 1850.00 feet, an arc length of 209.88 feet (chord = North 63°11'54" East, 209.76 feet);
- thence on a curve to the right, having a radius of 1575.00 feet, an arc length of 357.36 feet (chord = North 72°56'54" East, 356.59 feet);
- thence on a curve to the right, having a radius of 585.00 feet, an arc length of 339.49 feet (chord = South 83°55'36" East, 334.74 feet);
- thence South 67°18'06" East, 101.27 feet;
- thence on a curve to the left, having a radius of 775.00 feet, an arc length of 378.74 feet (chord = South 81°18'06" East, 374.98 feet);
- thence North 84°41'54" East, 76.41 feet to a point in the East line of Section 26;
- thence along the East line of Section and then passing the North Corner of Dutchland Woods, Holland Section, South 05°41'54" West, 862.03 feet to the point of beginning; containing plus or minus 28.7 acres of land and being subject to all easements and rights-of-way of record.

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Page 2 continued: Open Space, Dutchland Woods
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thence leaving said right-of-way, along said section line South 00°45'16" West, 421.49 feet to the point of beginning containing 7.592 acres of land and subject to all easements and right-of-ways of record.

The above description was prepared from a survey made by Keith R. Becker, Registered Surveyor #6220 in the State of Ohio, April, 1996.

The plat of which is recorded in Volume _____, Page _____, of the Butler County Engineer's Records.

Prior Instrument Reference: Deed Book _____, Page _____.