

EXHIBIT "A"

PROPERTY, DWELLING UNITS, COMMON AREA

THE WOODS OWNERS' ASSOCIATION, INC.

EXHIBIT "A"

Association Property, Dwelling Units, And Common Areas

Revised August 10, 2018 (as part of the First Amendments to the Covenants)

Revised April 30, 2021 (as part of the Second Amendments to the Covenants)

RECITALS

A The Woods is a Planned Community developed on the Property subject to the Master Amendment to Declaration of Covenants, Conditions and Restrictions which was Recorded June 16, 2016, at Volume, 3-718, Page 001 of the Official Records of Greene County, Ohio, hereinafter referred to as "Master Amendment".

B On August 10, 2018, at Volume 3718, pg. 1, The Woods recorded the First Amendment to Master Amendment to Declaration incorporating an 8.3454 acre parcel to the Property, which is adjacent to and adjoining the Property. (Parcel No. B42-4-15-143 — Greene County Auditor, Instrument No. 2018013221).

C The Applicable Legal Descriptions for Property are attached as Exhibit A-1, Exhibit A-2, and Exhibit A-3 hereto.

EXHIBIT "A-1"

PROPERTY

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 1 through 45 inclusive, together with Common Area Lots A, B, C, D, and E of The Woods Section One, as recorded in Plat Cabinet 34, Pages 163A, 1636 and 164A of the Plat Cabinet Records of Greene County, Ohio (Prior Plat Book 26, Pages 125, 126, 127). Parcel Nos. 842-4-15-81 through 125 Inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 46 through 71 inclusive, of The Woods Section Two, as recorded in Plat Cabinet 34, Pages 335A, 3358, 356A and 3568 of the Plat Cabinet Records of Greene County, Ohio (Prior Plat Book 29, Pages 40, 41, 42, 43). Parcel Nos. 842-4-16-05 through 08, 842-4-16-09-10; 842-4-15-145 through 150 inclusive, 842-4-16-11 through 28 inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 72 through 85 inclusive, of The Woods Section Three, as recorded in Plat Cabinet 30, Pages 266A, 2668, 267A and 267B of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. 842-4-16-44 through 47, inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 103 through 108, inclusive, Lots 110 through 121 inclusive, and Lots 123 through 135 inclusive, of The Woods Section Five, as recorded in Plat Cabinet 30, Pages 731B, 732A and 732B of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. B- 42-4-16-67 through 72, inclusive; B-42-4-16-74 through 121, inclusive; B-42-4-16-87 through 98, inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 136 through 149 inclusive, of The Woods Section Four Re-Plat, as recorded in Plat Cabinet 35, Pages 349A, 3498, 350A and 350B of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. 842-4-16-099 through 112, inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 109A and 122A of The Woods, Section Five Re-Plat, as recorded in Plat Cabinet 36, Page 85 of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. 842-4-16-73,86.

EXHIBIT "A-2"

DWELLING UNITS

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 1 through 45 inclusive, of The Woods Section One, as recorded in Plat Cabinet 34, Pages 163A, 1638 and 164A of the Plat Cabinet Records of Greene County, Ohio (Prior Plat Book 26, Pages 125, 126, 127). Parcel Nos. 842-4-15-81 through 125 inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 46 through 71 inclusive, of The Woods Section Two, as recorded in Plat Cabinet 34, Pages 335A, 3358, 356A and 3568 of the Plat Cabinet Records of Greene County, Ohio (Prior Plat Book 29, Pages 40, 41, 42, 43). Parcel Nos. 842-2-16-09,10; 842-4-15-145 through 150, inclusive; 842-16-11 through 28 inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 72 through 85 inclusive, of The Woods Section Three, as recorded in Plat Cabinet 30, Pages 266A, 2668, 267A and 2678 of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. 842-4-16-30 through 33, inclusive; 842-16-37 through 43, inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 103 through 108, inclusive, Lots 110 through 121 inclusive, and Lots 123 through 135 inclusive, of The Woods Section Five, as recorded in Plat Cabinet 30, Pages 731B, 732A and 7328 of the Plat Cabinet Records of Greene County, Ohio.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 136 through 153 inclusive, of The Woods Section Four Re-Plat, as recorded in Plat Cabinet 35, Pages 349A, 3498, 350A and 3508 of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. 842-4-16-099 through 112, inclusive.

EXHIBIT "A-3"

COMMON ELEMENTS

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Common Area Lots A, B, C, D and E of The Woods Section One, as recorded in Plat Cabinet 34, Pages 163A, 163B and 164A of the Plat Cabinet Records of Greene County, Ohio (Prior Plat Book 26, Pages 125, 126, 127). Parcel Nos. B42-4-15-74 through 80, inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lot 135 of The Woods, Section Five, as recorded in Plat Cabinet 30, Pages 731B, 732A and 7328 of the Plat Cabinet Records of Greene County, Ohio. Parcel No. B-42-4-16-48.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 150 through 153 inclusive, of The Woods Section Four Re-Plat, as recorded in Plat Cabinet 35, Pages 349A, 349B, 350A and 350B of the Plat Cabinet Records of Greene County, Ohio. Parcel Nos. B42-4-16-113 through 116, inclusive.

Situate in the City of Beavercreek, County of Greene, State of Ohio and being Lots 109A and 122A of The Woods, Section Five Re-Plat, as recorded in Plat Cabinet 36, Page 85 of the Plat Cabinet Records of Greene County, Ohio. 4845-7071-4875, V. 1