

STATE OF OHIO
DEPARTMENT OF STATE



ANTHONY J. CELEBREZZE, JR.
SECRETARY OF STATE

RECEIPT NO. 33533

DATE 1/25/80

548547
NUMBER

E703-0212 037

RECEIVED OF
OR FILED BY RICHARD LOVELAND

EC703-0212

THE SUM OF \$ 25.00 FOR FILING ARN _____ OF

BROAD-BRUNSON PLACE CONDOMINIUM UNIT OWNERS' ASSOCIATION

RECEIPT

RETURNED TO:
RICHARD LOVELAND
50 W. BROAD ST., #1016
COLUMBUS, OH 43215

33533

ARN \$ 25.00TOTAL FEE \$ 25.00

NAME:
BROAD-BRUNSON PLACE CONDOMINIUM UNIT OWNERS' ASSOCIATION



E703-0213



ANTHONY J. CELEBREZZE, JR.
Secretary of State

Certificate

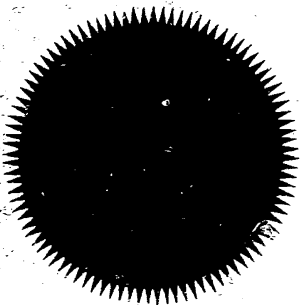
548547

It is hereby Certified that the Secretary of State of Ohio has custody of the
Records of Incorporation and Miscellaneous Filings; that said records show
the filing and recording of: ARN of
BROAD-BRUNSON PLACE CONDOMINIUM UNIT OWNERS' ASSOCIATION

United States of America
STATE OF OHIO
Office of the Secretary of State

Recorded on Roll E703 at Frame 0214 of the
Records of Incorporation and Miscellaneous Filings.

Witness my hand and the seal of the Secretary of State, at the City of
Columbus, Ohio, this 22ND day of JANUARY, A. D. 19 80



ANTHONY J. CELEBREZZE, JR.
Secretary of State

E703-0214

APPROVED

By: *Eur*

Date: 1-22-80

Amount: 25.00

ARTICLES OF INCORPORATION

BROAD-BRUNSON PLACE CONDOMINIUM UNIT OWNERS' ASSOCIATION

In compliance with the requirements of the provisions of Chapter 1702 of the Revised Code of Ohio, the undersigned, duly authorized by the members of Broad-Brunson Place Condominium Unit Owners' Association, an unincorporated association created under and pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio for Broad-Brunson Place Condominium, hereby forms a corporation not-for-profit and certifies:

ARTICLE I

Name

The name of the corporation is Broad-Brunson Place Condominium Unit Owners' Association, "the Association".

ARTICLE II

Principal Office

The principal office of the Association shall be 1799 East Long Street, Columbus, Ohio 43203, or such place in Franklin County, Ohio, as the Board of Trustees of the Association shall specify from time to time.

ARTICLE III

Purpose and Powers

A condominium has been created under the provisions of Chapter 5311 of the Revised Code of Ohio, known as "Broad-Brunson Place Condominium", "the Condominium", of property on the west portion of the city block bounded on the south by East Broad Street, on the west by Brunson Avenue, on the north by East Long Street and on the east by Monypenny Avenue, Columbus, Ohio. The purposes for which the Association is formed are to be and act as the unit owners association for the Condominium, to provide for the maintenance, preservation and architectural control of the property of the Condominium, and to promote the health, safety and welfare of the residents of the Condominium, and for these 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 Amended Declaration and Amended By-Laws of the Condominium ("the Articles", "the Amended Declaration" and "the Amended By-Laws", respectively);

E0703-0215

- (b) fix, levy, collect and enforce payment by any lawful means, 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;
- (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) water and sewer services, and (ii) Common Areas maintenance service and utility services;
- (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 Amended Declaration, or the Amended By-Laws.

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ARTICLE IV

Membership

Every person or entity who is a record owner of a fee or undivided fee simple interest in a Unit 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 Amended Declaration and Amended By-Laws. (The latter of which shall also be and serve as the Association's Code of Regulations).

ARTICLE V

Board of Trustees (Managers)

The names and addresses of the persons who are initially to act in the capacity of Trustees, until the selection of their successors, (as provided in the Amended By-Laws), are:

<u>Name</u>	<u>Address</u>
Kathleen H. Ransier	1801 East Long Street Columbus, Ohio 43203
Montford H. Schaffner	1799 East Long Street Columbus, Ohio 43203
Jeffrey E. Schwartz	1794 East Broad Street Columbus, Ohio 43203
William S. Slentz	44 Brunson Avenue Columbus, Ohio 43203
Karen Woods Coyner	20 Brunson Avenue Columbus, Ohio 43203

The number, qualifications, manner and time of selection of successor Trustees, and their terms of office, shall be as set forth in the Amended By-Laws.

The Board of Trustees shall be and act as the board of managers of the Condominium and shall have all of the powers and all of the duties of the board of managers as defined in Chapter 5311 of the Revised Code of Ohio and of the board of trustees as defined 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 Amended Declaration or the Amended By-Laws.

ARTICLE VI

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Notice and Quorum

Notice and quorum requirements shall be in accordance with the provisions of the Amended By-Laws.

ARTICLE VII

Indemnification

(1) The association shall indemnify every person who is or has been a Trustee, officer, agent or employee of the Association and those persons' respective heirs, legal representatives, successors and assigns, against expenses, including attorneys' fees, and judgments, decrees, fines, penalties and amounts paid in settlement actually and reasonably incurred in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, and whether in an action or proceeding by or in the right of the Association, or otherwise, in which such person was or is a party or is threatened to be made a party by reason of the fact that person was a Trustee, officer, employee or agent of the Association, or is or was serving in such capacity at the request of the Association, provided that person (a) acted in good faith and in a manner that person believed to be in or not opposed to the best interests of the Association, and (b) in any matter the subject of a criminal action or proceeding, had no reasonable cause to believe the questioned conduct was unlawful, but provided that in the case of any threatened, pending, or completed action or suit by or in the right of the Association to procure a judgment in its favor against any such person by reason of that person serving in such capacity, no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of a duty to the Association unless and only to the extent that the court in which such action was brought shall determine upon application that in view of all the circumstances of the case that person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

(2) Unless ordered by a court, the determination of indemnification, pursuant to the foregoing criteria, shall be made (a) by a majority vote of a quorum of Trustees of the Association who were not and are not parties to or threatened with any such action, suit, or proceeding, or (b) if such a quorum is not obtainable, or if a majority of a quorum of disinterested Trustees so direct, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the Association or any person to be indemnified within the past five years, or (c) by the Unit owners, or (d) by the court in which such action, suit or proceeding was brought.

E703-0218

(3) Any such indemnification shall not be deemed exclusive of any other rights to which such person may be entitled under law, any agreement, or any insurance purchased by the Association, or by vote of Unit owners, or otherwise.

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 Amended Declaration.

ARTICLE X

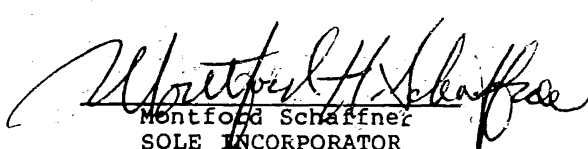
Definitions

All terms used herein shall have the same meanings as set forth in the Amended 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 Amended Declaration for its amendment.


Montford Schaffner
SOLE INCORPORATOR

E0703-0219

EXHIBIT A

ARTICLES OF INCORPORATION
OF
BROAD-BRUNSON PLACE CONDOMINIUM
UNIT OWNERS' ASSOCIATION

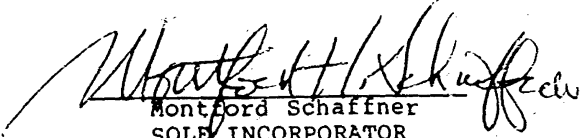
Situated in the City of Columbus, Franklin County, Ohio, and described as follows:

Being Units 1 through 17 of Broad-Brunson Place Condominium (being all of the Units in that condominium), as the same are numbered and delineated in the declaration and on the drawings thereof, of record, respectively, in Deed Book 2507, pages 493 through 507, inclusive, with a ratification agreement dated September 25, 1964 and recorded in Deed Book 2664, page 430, and first amendment to that declaration dated September 5, 1972 and recorded at Deed Book 3273, page 185 and 186, and second amendment to that declaration, dated January 15, 1975 and recorded at Deed Book 3449, pages 580 through 597, inclusive, and drawings filed in Condominium Plat Book 1, pages 34 and 69 through 72, inclusive, Recorder's office, Franklin County, Ohio, and subject to the Judgment Entry dated December 31, 1974 in Grimes v. Moreland, Case No. 72 CV-08-2487, Common Pleas Court, Franklin County, Ohio.

ORIGINAL APPOINTMENT OF AGENT

EC703-0220

The undersigned, the sole incorporator of Broad-Brunson Place Condominium Unit Owners' Association, a corporation not-for-profit, hereby appoints Kathleen H. Ransier, a natural person resident in the county in which the corporation has its principal office, upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. Her complete address is 1801 East Long Street, Columbus, Ohio 43203.



Montford Schaffner
SOLE INCORPORATOR

Gentlemen:

I hereby accept appointment as agent of Broad-Brunson Place Condominium Unit Owners' Association, upon whom process, tax notices or demands may be served.



Kathleen H. Ransier

Richard Loveland, Esq.

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Suite 1016

50 W. Broad St.

E0703-0221

Columbus, Ohio 43215

CORRESPONDENCE