



The State of Ohio

Bob Taft

Secretary of State

934473

Certificate

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:

THE MELROSE HOMEOWNERS ASSOCIATION OF PICKERINGTON, INC.

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

Recorded on Roll 5452 at Frame 1233 of
the Records of Incorporation and Miscellaneous Filings.

Witness my hand and the seal of the Secretary of State at

Columbus, Ohio, this 6TH day of MARCH ,

A.D. 19 96 .



Bob Taft
Bob Taft
Secretary of State

ARTICLES OF INCORPORATION

OF

THE MELROSE HOMEOWNERS ASSOCIATION OF PICKERINGTON, INC.

(A Corporation Not-For-Profit)

The undersigned, desiring to form a corporation, not for profit, under Sections 1702.01 et. seq., of the Ohio Revised Code, do hereby certify:

FIRST. The name of the corporation shall be: **The Melrose Homeowners Association of Pickerington, Inc.** (the "Association").

SECOND. The place in Ohio where the principal office of the corporation is to be located is Pickerington, Fairfield County, Ohio.

THIRD. The Association does not contemplate pecuniary gain or profit to the members, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as the "Melrose Subdivision" located in the City of Pickerington, Ohio and generally described in the attached Exhibit A, and to promote the health, safety and welfare of the residents within the described property and any additions that may subsequently be brought within the jurisdiction of this Association for these purposes. The Association shall expressly have authority to:

- a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in those certain "Restrictions" (hereinafter

collectively called the "Declaration") as applicable to the property recorded of record or to be recorded in the Office of the County Recorder of Fairfield County, Ohio as a part of the Melrose Subdivision and any amendments to that Declaration;

- b. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or government charges levied or imposed against the property of the Association;
- c. Acquire (by gift, purchase or otherwise), own, hold, improve, build on, operate, maintain, and with the assent of 75% of those members present at a meeting duly called for said purpose, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;
- d. With the assent of 75% of those members present at a meeting duly called for said purpose, borrow money and mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- e. Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility with the

assent of 75% of the members present at a meeting duly called for said purpose;

- f. Participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any merger, consolidation, or annexation shall have the assent of 75% of the members present at a meeting duly called for said purpose;
- g. Have and exercise any and all powers, rights and privileges that a corporation organized under the Ohio Non-profit Corporation Law by law may now or hereafter have or exercise.

FOURTH. The following persons, shall serve the Association as Trustees until the first annual meeting or other meeting called to elect Trustees, or until their successors are duly elected:

Deborah Anderson, 1057 Milford Drive, Pickerington, Ohio 43147
 Mark Prestifilippo, 934 Carron Court, Pickerington, Ohio 43147
 Diana Pinkerman, 790 Melrose Blvd., Pickerington, Ohio 43147
 Larry French, 988 McLeod Parc, Pickerington, Ohio 43147
 Michael Lah, 932 Carron Court, Pickerington, Ohio 43147

FIFTH. Any individual or entity who is the owner of a platted and subdivided lot which is developed and improved in accordance with the Declaration shall be a voting member of the corporation.

SIXTH. Any member may vote at any meeting of the members by and through a written proxy, tendered at or prior to any meeting of the members.

SEVENTH. Notice of any meetings of the members shall be as provided for in the Ohio Revised Code, except that seven (7) days notice of any such meeting is expressly authorized.

EIGHTH. A meeting of the Association may be held at any location designated in the notice of such meeting, provided said location is within Violet Township, Fairfield County, Ohio.

NINTH. The Trustees, by a majority vote, may indemnify or agree to indemnify any person or entity as provided for in the Ohio Revised Code §1702.01 et seq.

TENTH. Only individuals who are owners of a lot may be a Trustee of the Association. Any corporation or other business entity may, upon written request and the consent of the Trustees, serve as an Ex-Officio Trustee. Ex-Officio Trustees may not be considered for purposes of quorum and may not vote.

ELEVENTH. The corporation shall continue in existence until such date that it winds up its affairs in accordance with the provisions hereof and thereafter is dissolved.

TWELFTH. Upon the dissolution of the corporation, the Board of Trustees shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1966 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Trustees shall determine. Any of such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the

corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, the aforesaid Trustees, as the incorporators of the Association, have hereunto subscribed their names this day of March, 1996.

1057 Milford Drive
Pickerington, Ohio 43147

X Deborah J. Anderson
Deborah J. Anderson

388 McLeod Farm
Pickerington, Ohio 43147

X Larry E. French
Larry French

934 Carron Court
Pickerington, Ohio 43147

X Mark Prestifilippo
Mark Prestifilippo

932 Carron Court
Pickerington, Ohio 43147

X Michael Lah
Michael Lah

790 Melrose Blvd.
Pickerington, Ohio 43147

X Diana Pinkerman
Diana Pinkerman

ORIGINAL APPOINTMENT OF AGENT

The undersigned, being the incorporators and initial Trustees of The Melrose Homeowners Association of Pickerington, Inc., hereby appoint Richard T. Ricketts, a natural person and resident of the State of Ohio, to act as agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. His complete address is 300 South Second Street, Columbus, Ohio 43215.

Dated: May 6, 1996

X Noborain J. Anderson

Incorporator

X Shelli H.

X Larry G. French

Incorporator

X James T. Ricketts

X Mark Z. [unclear]

Incorporator

ACCEPTANCE OF STATUTORY AGENT

The undersigned hereby accepts appointment as statutory agent for The Melrose Homeowners Association of Pickerington, Inc. on the 4th day of May, 1996.

R T R
Richard T. Ricketts

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UNIFORM COMMERCIAL
CODE FILING

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CORPORATIONS FILING

CORPORATIONS ONLY

☐

EXPEDITE
SERVICE

☐

PICK-UP

☒

MAIL

CORRESPONDENCE

05452-1240

PLEASE RETURN THE ATTACHED DOCUMENTS TO:

Ricketts & Conda Co., L.P.A.

NAME OF YOUR FIRM OR COMPANY

TANIA

ATTENTION

310 S. Second Street

STREET, CITY, STATE, ZIP CODE

Columbus, OH
43215

227-4100

TELEPHONE NUMBER

UCC ONLY

☐

MAIL

☐

PICK-UP

IF NOT CHECKED, IT WILL BE MAILED.