

60451-1989

APPROVED  
By \_\_\_\_\_  
Date \_\_\_\_\_  
Amount \_\_\_\_\_

ARTICLES OF INCORPORATION  
OF  
NORTHWOOD LAKES CONDOMINIUM ASSOCIATION

The undersigned, a majority or whom are citizens of the United States, desiring to form a corporation, not for profit, under Section 1702.01, et seq. of the Revised Code of Ohio, do hereby certify:

FIRST: The name of the corporation shall be NORTHWOOD LAKES CONDOMINIUM ASSOCIATION.

SECOND: The place in Ohio where the principal office of the corporation is to be located is in The City of Springfield, Clark County.

THIRD: The purpose or purposes for which this corporation are formed are;

(a) To function as the "Unit Owners Association" as provided in the Declaration creating and establishing a plan for condominium ownership for Northwood Lakes Condominium located in The City of Springfield, Clark County, Ohio, said property being submitted to the provisions of Chapter 5311 of the Revised Code of Ohio.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration to establish Northwood Lakes Condominium.

(c) To fix, levy, and collect all charges or assessments as provided by said Declaration, to pay all expenses and costs incident to its conduct of business as the unit owners association for said condominium.

(d) To acquire (by gift, purchase, or otherwise), own, hold, improve, operate, maintain, convey, sell, lease, transfer, dedicate for public use of real and personal property in connection with the affairs of the condominium.

(e) To borrow money, mortgage, pledge, hypothecate, or otherwise to encumber any of its real or personal property as permitted by the Declaration or by the members of this corporation,

(f) To participate in mergers and consolidations provided that such action is approved by the membership and is consistent with the purposes of the condominium as outlined in the Declaration.

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AUDITOR

(g) To do any other thing necessary, expedient, incidental, appropriate, or convenient to the carrying out of the foregoing purposes, and insofar as permitted by law, to do any other thing that will promote the common benefit of all of the members of this corporation.

(h) To change, substantially or otherwise, any and all of the foregoing purposes.

(i) The foregoing shall be construed both as objects and powers, and the enumeration thereof shall not be held to limit or restrict in any manner the general powers conferred on the corporation by the laws of the State of Ohio,

FOURTH: Except as otherwise provided by law or herein, all of the authority of the corporation shall be exercised by the Trustees who shall be at least three (3) in number and no more than seven (7) in number. The following persons shall initially serve as Trustees and shall continue to serve until replaced by the action of the membership.

George R. Oberer, Jr. 4324 Webster Street,  
Dayton, Ohio 45414

George R, Oberer, Sr. 4324 Webster Street,  
Dayton, Ohio 45414

Edward L. Patch, 4324 Webster Street,  
Dayton, Ohio 45414

FIFTH: The members of this corporation, at any time, shall be every person or entity who is a record owner of a fee interest in any unit of Northwood Lakes Condominium, but excluding such persons or entities holding any interest merely as a security for the performance of an obligation. Membership is appurtenant to said ownership and may not be separated from ownership of any unit.

SIXTH: This corporation shall exist perpetually unless dissolved by the affirmative vote of at least SEVENTY-FIVE PERCENT (75%) of the voting power of this corporation; provided, however, such dissolution may not take place unless and until the real estate described in the Declaration of Northwood Lakes Condominium has been removed from the provisions of the Condominium Law.

SEVENTH: These Articles of Incorporation may be amended upon the approval of a least SEVENTY-FIVE PERCENT (75%) of the voting power of the membership.

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EIGHTH: Any Trustee or Officer of the corporation shall not be disqualified by his office or position from dealing or contracting with the corporation as a vendor, purchaser, employee, contractee, agent or otherwise nor shall any transaction, contract or aco. of one corporation be void or voidable by reason of one fact that any Trustee voted or otherwise participated in one decision in. which he has an interest, whether or not the other Trustees, Officer, or members of this corporation know of his interest, unless the concealment would be tantamount to a fraud on the corpozation or be illegal. Such interested Trustee shall be counted in determining the existence of a quorum and he may vote or otherwise authorize such action.

In Witness Whereof, the Incorporators hereunto subscribed their names this 29th day of September, 1988.

Benjamin F. Allbery  
BENJAMIN F. ALLBERY

Charles F. Allbery, III  
CHARLES F. ALLBERY, III

Beth E. Rogers  
BETH E. ROGERS

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ORIGINAL APPOINTMENT OF AGENT

The undersigned, being at least a majority of the Incorporators of **NORTHWOOD LAKES CONDOMINIUM ASSOCIATION**, hereby appoint Benjamin F\* Allbery, a natural person in the county in which the corporation has its principal office, upon whom any process, notice or demand required or permitted by stature to be served upon the corporation, may be served. His complete address is *IB* West First Street, P.O. 3ox 1283, Mid-City Sta., Dayton, Montgomery County, Ohio 45402.

NORTHWOOD LAKES CONDOMINIUM ASSOCIATION

*Benjamin F. Allbery*  
Benjamin F. Allbery

*Charles F. Allbery, III*  
Charles F. Allbery, III

*Beth E. Rogers*  
Beth E. Rogers

Date: September *27th*, 1988  
Dayton, Ohio

NORTHWOOD LAKES CONDOMINIUM ASSOCIATION

Gentlemen:

I hereby accept appointment as agent of your corporation upon whom process, tax notices, and. demands may be served.

*Benjamin F. Allbery*  
BENJAMIN F. ALLBERY

**FILED**  
CLARK COUNTY AUDITOR  
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JERRY E. SHUTTLEWORTH  
AUDITOR