

ARTICLES OF INCORPORATION

OF

VILLAS AT PRESIDENTS ROW

CONDOMINIUM ASSOCIATION

In compliance with the requirements of the provisions of Chapter 1702 of the Revised Code of Ohio, the undersigned hereby forms a nonprofit corporation and certifies:

ARTICLE I

Name

The name of the corporation is Villas at Presidents Row Condominium Association, "the Association".

ARTICLE II

Principal Office

The principal office of the Association shall be at such place in Pepper Pike, Cuyahoga County, Ohio, as the Board of Trustees of the Association shall specify from time to time,

ARTICLE III

Purpose and Powers

Forthwith upon the creation of the Association the undersigned is creating a condominium under the provisions of Chapter 5.311 of the Revised Code of Ohio, known as Villas at Presidents Row Condominium, "the Condominium", of the property located on an approximate six and eighty-six hundredths (6.86) acre tract of land situated on the south west corner of Reagan Parkway and North Jefferson Street, Medina, Ohio and additions thereto that may be made from time to time. 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 Declaration and Bylaws of the Condominium ("the Articles", "the Declaration" and "the Bylaws", respectively);

(b) fix, levy, collect and enforce payment by any lawful means, of 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 and invest reserves and excess funds in government insured accounts or such other investments as the members approve;

(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) normal utility services not separately provided to individual Units' (ii) services supplemental to municipal services, and (iii) Common Areas maintenance service;

(g) be, function and act as the Unit owners association of the Condominium, under the provision of Chapter 5311 of the Revised Code of Ohio, and delegate such authority and managerial or administrative duties and responsibilities of the Condominium 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 Declaration, or the By-laws.

ARTICLE IV

Membership

Every person or entity who is a record owner of 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 Declaration and Bylaws. The Bylaws 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 are:

Name	Address
J. Gordon Priemer	29425 Chagrin Blvd. Suite 211 Pepper Pike, Ohio 44122
Louis J. Marino	29425 Chagrin Blvd. Suite 211 Pepper Pike, Ohio 44122
Robert T. Wetzel	29425 Chagrin Blvd. Suite 211 Pepper Pike, Ohio 44122

The number, qualifications, manner and time of selection of successor Trustees, and their terms of office, shall be as set forth. in the Declaration and Bylaws.

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 Declaration, or the Bylaws.

ARTICLE VI

Notice and Quorum

Notice and quorum requirements shall be in accordance with the provisions of the Bylaws.

ARTICLE VII

Indemnification

(1) Third Party Actions. The Association shall indemnify any person who is or was a party or is threatened to be made a party to any threatened, pending, or completed civil, criminal, administrative or investigative action, suit, or proceeding, including all appeals, other than an action, suit, or proceeding by or in the right of the Association, by reason of the fact that the person is or was a Trustee or officer of the Association or is or was serving at the request of the Association as a director, trustee, or officer of another domestic or foreign nonprofit corporation or corporation for profit, or a partnership, joint venture, trust, or other enterprise, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding if that person acted in good faith and in a manner that person reasonably believed to be in or not opposed to the best interests of the Association and, with respect to any criminal action or proceeding, if that person had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgement, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not create, of itself, a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interest of the Association and, with respect to any criminal action or proceeding, a presumption that the person had reasonable cause to believe that his or her conduct was unlawful.

(2) Derivative Actions. The Association shall indemnify any person who is or was a party, or is threatened to be made a party, to any threatened, pending, or completed action or suit, including all appeals, by or in the right of the Association to procure a judgement in its favor by reason of the fact that he or she is or was a Trustee or officer of the Association, or is or was serving at the request of the Association as a director, trustee, or officer of another domestic or foreign nonprofit corporation or corporation for profit, or a partnership, joint venture, trust, or other enterprise against expenses (including attorney's fees) actually and reasonably incurred by him or her in connection with the defense or settlement of such action or suit, if he or she acted in good faith, and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Association, except that no indemnification shall be made in respect of (a) any claim, issue, or matter as to which such person is finally adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Association unless, and only to the extent that, the Court of Common Pleas or the court in which such action or suit was brought determines, upon application, that, despite the adjudication of liability but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the Court of Common Pleas or such other court considers proper,

or (h) any action or suit in which liability is asserted against a Trustee pursuant to Section 1702.55 of the Ohio Revised Code.

(3) Rights After Successful Defense. To the extent that a Trustee or officer of the Association, or a director, officer, or trustee, as described above, has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in the preceding paragraphs, or in defense of any claim, issue, or matter in such an action, suit, or proceeding, he or she shall be indemnified against expenses (including attorney's fees) he or she actually incurred in connection with that action, suit, or proceeding.

(4) Other Determinations of Rights. Unless ordered by a court and subject to the provisions of paragraph 3 of this Article, any indemnification under paragraphs 1 and 2 of this article shall be made by the Association only as authorized in the specific case, upon a determination that indemnification of the Trustee or officer is proper under the circumstances because he or she has met the applicable standard of conduct set forth in paragraphs 1 and 2 of this Article. Such determination shall be made by (a) the Court of Common Pleas or the court in which the action, suit, or proceeding referred to in paragraph 1 or 2 of this Article was brought, or (b) by a majority vote of a quorum consisting of Trustees of the Association who were not and are not parties to or threatened with the action, suit, or proceeding referred to in paragraph 1 or 2 of this Article, or (c) whether or not a quorum as described in (b) of this paragraph is obtainable, and if a majority of a quorum of disinterested Trustees so directs, in a written opinion by independent counsel (meaning 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 (5) years) or (d) by the members of the Association. If independent legal counsel is used, he or she shall be compensated by the Association.

(5) Indemnification of Agents, Employees and other Representatives. The Association may, from time to time, and in its sole discretion, indemnify any person who is or was an agent, employee, or other authorized representative of the Association, or is or was serving at the request of the Association as an employee or agent of another corporation, partnership, joint venture, trust, or other enterprises against any liability asserted against him or her or incurred by him or her in any such capacity or arising out of that person's status as such, in the same manner and to the same extent, as provided herein for Trustees and officers of the Association.

(6) Indemnification of Trustees. Expenses incurred by a Trustee of the Association in defending any action, suit, or proceeding referred to in paragraph 1 or 2 of this Article, except any action, suit, or proceeding brought pursuant only to Section 1702.55 of the Ohio Revised Code, shall be paid by the Association. Upon request of the Trustee, and in accordance with paragraph 7 of this Article, such expenses shall be paid by the Association as incurred. However, expenses incurred by a Trustee in defending an action, suit, or proceeding shall not be paid by the Association upon final disposition of the action, suit, or proceeding, or if paid in advance shall be repaid by the Trustee, if it is proved, by clear and convincing evidence in a court with jurisdiction, that the act or omission of the Trustee was one undertaken with a deliberate intent to cause injury to the Association or was one undertaken with a reckless disregard for the best interests of the Association.

(7) Advances of Expenses. Expenses of each person indemnified herein incurred in defending a civil, criminal, administrative, or investigative action, suit, or proceeding (including all appeals), or threat thereof, may be paid by the Association in advance of the final disposition of such action, suit, or proceeding as authorized by the Board of Trustees, upon receipt of an undertaking by or on behalf of the Trustee, director, trustee, officer, employee, or agent to repay such amount, if it is ultimately determined that he or she is not entitled to be indemnified by the Association.

(8) Nonexclusiveness; Heirs. The foregoing rights of indemnification are not exclusive, and shall be in addition to any other rights granted to those seeking indemnification, as a matter of law or under these Articles, the regulations, any agreement, vote of members or disinterested Trustees, or otherwise, both as to actions in their official capacities and as to actions in another capacity while holding their offices or positions, and shall continue as to person who has ceased to be a Trustee, officer, director, or employee and shall inure to the benefit of the heirs, executors, and administrators of such a person.

(9) Purchase of Insurance. The Association may purchase and maintain insurance, or furnish similar protection, including, but not limited to, trust funds, letters of credit, or self-insurance, for or on behalf of any person who is or was a Trustee, officer, agent, or employee of the Association, or is or was serving at the request of the Association, as a director, trustee, officer, or employee of another domestic or foreign nonprofit corporation or corporation for profit, or a partnership, joint venture, trust, or other enterprise against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of that person's status as such, whether or not the Association would have the power to indemnify that person against such liability under the provisions of this Article or of the Ohio Nonprofit Corporation Law. Insurance may be purchased from or maintained with a person in which the Association has a financial interest.

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 Declaration.

ARTICLE X

Definitions

All terms used herein shall have the same meanings as set forth in the Declaration.

ARTICLE XII

Amendments

The Articles may be amended only under the same terms and conditions, and with the same approvals, as are provided in the Declaration for its amendment.

2112 Fast Ohio Service Corp.

SOLE (INCORPORATOR Mary Beth Duffy, Vice President

HC453-1850

ORIGINAL APPOINTMENT OF AGENT

The undersigned, being the incorporator of Villas at Presidents Row Condominium Association (the "Corporation"), does hereby appoint 2112 East Ohio Service Corp., an Ohio corporation, as its statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the Corporation may be served.

The complete address of the above-referenced agent is 2112 East Ohio Bldg.,
Cleveland, Ohio 44114.

2112 East Ohio Service Corp.

10-07-92

Date

By: Mary Beth Duffy

Mary Beth Duffy
Vice President

Villas At Presidents Row Condominium Association

Gentlemen: 2112 East Ohio Service Corp. hereby accepts your appointment as agent of your corporation upon whom process, tax notices or demands may be served.

2112 East Ohio Service Corp.

10-07-92

Date

By: Mary Beth Duffy

Mary Beth Duffy
Vice President

INSURANCE COVERAGES

The Declaration and Bylaws Article XI, Pages 17 thru 21 covers the required insurance to be carried by the Association.

The Villas at Presidents Row carries Insurance meeting or exceeding the requirements of this section.

Our current Insurance carrier is the Erie Insurance Group with main offices in Erie, PA.

Our Condominium insurance coverage is through:

The Plumer Insurance Agency
62 Center Street
Seville, Ohio 44273
Agent; Mr. Jeff Plumer
330-769-3724
1-800-288-3724
Email: plumerinsagy@GTEMail.net
www.plumerinsurance.com

The Condominium Insurance covers the exterior of the buildings, liability and common areas.

It is very important for each owner to carry adequate insurance on the interior of the unit as well as the personal property within the unit.

The Trustees urge each owner have their individual insurance agent review their coverage to be sure they are adequately protected. Such review should include a call to our agent for consultation.