

OHIO SECRETARY OF STATE
PROCESSING STATEMENT
04/28/93

CHARTER NUMBER: 843783
ROLL AND FRAME: H584-0221

CORPORATION:

MCCRAY FARMS SECTION NINE HOME OWNERS ASSOCIA
TION

DOCUMENT NUMBER	CODE	FEE
H0584-0221		
23042115401	ARN	25.00

083422

RETURN TO: RICHARD E. WEST
195 E CENTRAL AVE
P O BOX 97
SPRINGBORO OH 45066

0050

H0584-0222



The State of Ohio

Bob Taft

Secretary of State

843783

Certificate

It is hereby certified that the Secretary of State of Ohio has custody of the Records of Incorporation and Miscellaneous Fillings; that said records show the filing and recording of: ARN

of:

MCCRAY FARMS SECTION NINE HOME OWNERS ASSOCIATION

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

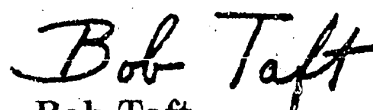
Recorded on Roll H584 at Frame 0223 of
the Records of Incorporation and Miscellaneous Fillings.

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

Columbus, Ohio, this 21ST day of APRIL

A.D. 19 93




Bob Taft
Secretary of State

H0584-0223

APPROVED

ARTICLES OF INCORPORATION
OF

MCCRAY FARMS SECTION NINE HOME OWNERS ASSOCIATION

By AL
Date 4-21-93
Amount \$25
93042115410

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

The name of said corporation shall be MCCRAY FARMS SECTION NINE HOME OWNERS ASSOCIATION.

The place in Ohio where the principal office of the corporation is to be located is Springboro, Warren County.

THIRD: This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of Lots and Common Area described as McCray Farms Section Nine Home Owners Association, and to promote health, safety and welfare of the residents of the property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose 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 that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Recorder of Warren County, Ohio, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

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 governmental charges levied or imposed against the property of the Association.

c. Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real and personal property in connection with the affairs of the Association.

d. Borrow money, pledge, deed in trust, or hypothecate any or all of its real or personal properties security for money borrowed or debts incurred.

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e. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

f. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area.

g. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Ohio by law may now or hereafter have or exercise.

FOURTH: Every person or entity who is a record owner of a fee or undivided fee interest in any lot or Unit and each occupant of a Living Unit which is subject by covenants of record to assessments by the Association, including contract sellers, shall be a member of the Association. The foregoing does not 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 any lot or Unit which is subject to assessments by the Association or from occupancy of a Living Unit.

FIFTH: The Association shall have two classes of voting membership.

Class A. Class members shall be all Owners, except the Declarant, of lots upon which is constructed a dwelling unit, and shall be entitled to one vote for each such lot so owned.

Class B. The Class B members shall be the Declarant, and shall be entitled to Three (3) votes for each lot owned.

The Class B membership shall cease and be converted to Class A upon the happening of either of the following events, whichever occurs earlier:

When Class A membership are all in existence and the total votes outstanding equals or exceeds the total votes outstanding in the Class B membership; provided, however, that if at any time or from time to time the Declarant does not annex additional properties as provided in the Declaration so as to maintain Class B membership in existence, due to no fault of its own (either because governmental or quasi-governmental action or inaction or otherwise), then Class B membership shall not cease, but shall continue in order to allow the Declarant a reasonable time after the impediment has been eliminated to annex additional properties as provided herein, or on December 31, 2003.

CURTIS J. BAILEY 6821 RED LIZON RD SPRINGSTOWN
Name Address

Name RUTH P. BATTLE Address 6831 RED LION RD SPRINGBORO

JEFFREY E. BAILEY	6831 RED LION RD SPRINGSPRO
Name	Address

" EIGHTH: Amendment of these Articles shall require the assent of 75% of the entire membership.

NINTH: In the event of the dissolution of this corporation, no member, officer or other private person, shall be entitled to any distribution or division of the corporation's remaining assets or proceeds thereof. Instead, the Board of Trustees shall, after paying or making provision for the payment of all of the liabilities of the corporation, have all the assets dedicated to an appropriate public agency or body to be devoted to purposes as nearly practicable the same as those purposes for which the Association was formed. Such, of any of the assets that are refused acceptance by the public agency or body, shall be disposed of by the Board in its discretion to such organization or organizations similar in purpose to the liquidating corporation. This corporation shall not be dissolved without the written consent of at least Two-Thirds (2/3rds) of the total number of votes held by Class A members and the vote of Class B member or members, as the case shall be.



Prescribed by
 Bob Taft, Secretary of State
 30 East Broad Street, 14th Floor
 Columbus, Ohio 43266-0418
 Form AGO (August 1992)

H584-0226

ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporators of _____
McCray Farms Section Nine Home Owners Association, hereby appoint
 (name of corporation)

Jeff Bailey to be statutory agent upon whom any
 (name of agent)

process, notice or demand required or permitted by statute to be served upon the corporation may
 be served. The complete address of the agent is:

6821 RED LION STS. RD. #
 (street address)

SPRINGBORO
 (city)

Ohio 45066
 (zip code)

NOTE: P.O. Box addresses are not acceptable.

Jeff Bailey
 (incorporator)

Ruth F. Bailey
 (incorporator)

Carrie Bailey
 (incorporator)

ACCEPTANCE OF APPOINTMENT

The undersigned, Jeff Bailey, named herein as the statutory agent for
McCray Farms Section Nine Home Owners Association, hereby acknowledges and accepts the
 (name of corporation)
 appointment of statutory agent for said corporation.

Jeff Bailey
 Statutory Agent

INSTRUCTIONS

- 1) Profit and non-profit articles of incorporation must be accompanied by an original appointment of agent. R.C. 1701.07(B), 1702.06(B).
- 2) The statutory agent for a corporation may be (a) a natural person who is a resident of Ohio, or (b) an Ohio corporation or a foreign profit corporation licensed in Ohio which has a business address in this state and is explicitly authorized by its articles of incorporation to act as a statutory agent. R.C. 1701.07(A), 1702.06(A).
- 3) An original appointment of agent form must be signed by at least a majority of the incorporators of the corporation. R.C. 1701.07(B), 1702.06(B). These signatures must be the same as the signatures on the articles of incorporation.

* As of October 8, 1992, R.C. 1701.07(B) will be amended to require acknowledgement and acceptance by the appointed statutory agent.

Richard E. West, Esq.
195 E. Central Avenue
P.O. Box 97
Springboro, Ohio 45066

Secretary of State
30 East Broad Street, 14th Floor
Columbus, Ohio 43266-0418

HC584-0227

CC

