Don R. Wallick Auctions, Inc.

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State of Ohio Department of Commerce

Effective 1/1/67

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Property Address 197 Morth Star Drive. I	over
L) BOUNDARY LINES/ENCROACHMENTS/SHAP	ED DRIVEWAY/PARTY WALLS: Do you know of any of the followin
Boundary Agreement Boundary Dispute	4) Shared Diffusivity
2) Boundary Dispute	
If the answer to any of the above questions is "Yes", pleas	e describe:
M) UNDERGROUND STORAGE TANKS/WELLS: natural year wells (plugged or implugged), or abendoned with ""Yes", please describe:	Do you know of any underground storage woks (existing or removed), oil control on the property? Yes No
N) OTHER KNOWN MATERIAL DEFECTS: The fi	pilowing are other known material defects in or on the property:
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be dangerous to anyune neoupying the property or any any property.	is any mon-observable physical condition existing on the property that could n-observable physical condition that could inhibit a person's use of the
obligating of the awar to disclose an item of informati	form are made in good faith haped on his/her actual knowledge as of is information contained in this disclosure form does not limit the on that is required by any other statute or law or that may exist to an or nondisclosure in a transaction involving the transfer of
/ 1	DATE: 9/18/Q-7
OWNER:	DATE:
RECEIPT AND ACKNOWLE	DGEMENT OF POTENTIAL PURCHASERS
Potential purchasers are advised that the owner has no oblig 5302-30fG). Pursuant to Ohio Revised Code Section 5302 purchase central for the property, you may resent the pur Diviser of Councils again, provided the decreased of	gation to update this form but may 40 so according to Revised Code Section .30(K), if this form is not provided to you prior to the time you enter into a chase contract by delivering a signed and dated document of rescission to ion is delivered prior to all three of the following dates: 1) the date of d.3) within 3 business days following your receipt or your agent's receipt
TWE ACKNOWLEDGE RECEIPT OF A COPY OF THIS TATEMENTS ARE MADE BASED ON THE OWNERS IWNER.	DISCLOSURE FORM AND UNDERSTAND THAT THE ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE
urchaser should exercise whatever due diligence purch tegistration and Notification Law (commonly referred a fritten notice to neighbors if a sex affender resides or in white received and the second an	site conditions. Purchaser should exercise whatever due diligence that may affect purchaser's decision to purchase the property, and decision to purchase the property, and decision to purchase the property. This law requires the local Sheriff to provide tonds to reside in the area. The notice provided by the Sheriff is a bite Records Law. If concerned about this issue, purchaser assumes filee regarding the notices they have provided pursuant to Megan's
fyrOur Signature below does not constitute approval of any	r disclosed condition as researched based based
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NORTH STAR OF DOVER "GUIDELINES FOR COMMUNITY LIVING" EFFECTIVE 01/01/2000

<u>ABSENCE</u>: If a resident contemplates being absent for an extended period of time, the Community Manager should be provided with the departure and return dates of the resident as well as an emergency address and telephone number for contacting the resident.

<u>ACCESS</u>: The Community Manager reserves the right of access to the exterior of your home for routine maintenance and emergency situations. Any other visits by the Community Manager will be arranged in advance during reasonable hours.

<u>ADDRESSES:</u> Standardized house numbers will be provided and installed by the Community Manager.

<u>ADULT COMMUNITY:</u> North Star of Dover is a community for adults age 55 and over. The second occupant in any residence must be at least 35 years or older.

ALCOHOLIC BEVERAGES: Alcoholic beverages shall be confined to the individual residences and their patios, decks, or garages.

<u>ANTENNAS/SATELLITE DISHES:</u> Television Antennas and Satellite Dishes are acceptable if permitted by FCC regulations. "Ham" radio antennas or towers are not permitted in the community.

<u>ASSIGNMENT/SUBLETTING:</u> Each residential lease may not be assigned. New home owners may obtain a new lease from the Community Manager which will be in the form in effect at the time. Residential units may not be subleased.

<u>AWNINGS</u>: To promote architectural and aesthetic consistency, awnings may be installed only after obtaining permission from the Community Manager.

<u>CLOTHESLINES</u>: The installation of any outdoor clothes drying apparatus must be approved in advance by the Community Manager.

<u>COMMERCIAL ACTIVITY</u>: North Star of Dover is a residential community. Operation of any business which brings in an abnormal amount of traffic to a resident's home or which involves a steady stream of customers in and out of the community to the resident's home is prohibited. Any resident considering the operation of a low traffic, unobtrusive enterprise should contact the Community Manager to register and obtain permission.

<u>COMMON AREAS</u>: Reside nts are encouraged to use any common areas and treat them with due regard for the rights of others. This includes any Community House, Recreation Areas, Swimming Pool, or other facility now on the premises or constructed in the future.

<u>COMPLAINTS:</u> All complaints should be in writing and delivered to the Community Manager. The Community Manager will respond to them promptly. No anonymous complaints will be acknowledged.

<u>CONTRACTORS</u>: The Community Manager has a list of contractors who have been preapproved to perform work within the community. It is our intent to promote a uniformly high standard of appearance in the community and to avoid the problems associated with poor workmanship, including mechanic's and materialman's liens.

<u>DECKS AND ENCLOSURES:</u> Decks and enclosures are permitted with the prior approval of the Community Manager. Written plans should be submitted to ensure that the design is consistent with other structures in the community and is aesthetically pleasing. Dover City approval may also be required.

<u>DEPARTURES</u>: Homes are the property of the owners and may be sold by them. Please contact the Community Manager as soon as you decide to move from the community and sell your home. The Manager can assist in various ways to make the sale of your home and your departure smoother. Any purchasers should be pre-approved by the Community Manager to ensure that they comply with the community's age limitations. Please contact the Community Manager for additional information about marketing your home.

FIREWORKS: Fireworks are not permitted within the community.

<u>GUESTS:</u> Please contact the Community Manager if you intend to have guests stay for more than seven consecutive days.

HEATING AND AIR CONDITIONING: Central heating and air conditioning is a requirement for any residence at North Star of Dover. No window units of any kind are allowed. Wood stoves and gas fireplaces are permitted as long as the installation complies with all state, federal, and local regulations as well as the requirements of the unit's manufacturer and the home's manufacturer.

<u>HOME SET-UP</u>: No home shall be set up within the community unless it complies in advance with North Star's requirements in effect at the time of its installation. These are available at any time from the Community Manager.

HOMESITE LAWN MOWING AND SNOW REMOVAL: North Star of Dover is responsible for all lawn mowing and fertilizing up to 3 times per year. Residents are free to landscape and plant gardens with prior approval of the Community Manager. Because of their permanence, all tree plantings should be specifically approved as well as any subsequent tree pruning. Because we use underground utilities at North Star, the Community Manager should be contacted before digging to avoid injury or death. North Star is also responsible for removal of any significant snowfalls.

INCONSISTENT GUIDELINES: To the extent that any of these Guidelines are inconsistent with local, state, or federal laws, those laws supercede that portion of the inconsistent guideline INSURANCE: Residents are required to carry a homeowner's policy on their home with fire and extended coverage protection in an amount not less than the home's replacement cost and a policy of general public liability insurance with limits of \$500,000.00. North Star of Dover, L.L.C. should be shown as a co-insured on all policies, copies of which should be provided to the Community Manager. North Star of Dover, L.L.C. is not responsible for any loss or injury, by accident, fire, theft, or any other cause, whatsoever, which may occur on the North Star property.

<u>LEASE</u>: These guidelines, and future amendments, are incorporated by reference into your lease as if fully rewritten therein, and adherence to them is a requirement of continued residency.

OCCUPANCY: North Star of Dover was designed with a maximum of two permanent occupants per residence, both of whose names must be indicated on the residential lease. Application for a third resident (more than seven days) should be made to the Community Manager and prior approval obtained before any third occupant moves in.

<u>OUTDOOR COOKING/FIRES:</u> North Star of Dover allows gas or electric barbeque grills only; no wood or charcoal grills. Outdoor fires or outdoor fireplaces are not permitted for any reason.

<u>PETS</u>: Residents should notify the Community Manager if they keep cats or dogs, which shall be limited to no more than two (total) per home. Non-domestic animals and livestock, including pigs, are not permitted. Pets are not allowed to run freely in the community; they must be accompanied by their owner when outside the residence. Residents are also required to clean up after their pets. Pets which become noisy or unruly will not be allowed to remain. Pet owners are responsible for obtaining necessary pet licenses and required immunizations.

<u>REFUSE REMOVAL</u>: All residents of North Star of Dover shall have their refuse removed by the City of Dover Sanitation Department. Refuse should always be set out in sturdy containers or receptacle on the night before collection day, and should be promptly retrieved once empty.

<u>RENT PAYMENT:</u> Rent may be paid by personal check or money order as provided in your lease; cash is not acceptable. There is a late fee of \$2.00 per day.

REPAIR RESPONSIBILITY: In the event a resident's home is damaged or destroyed, the resident is obligated to either rebuild the residence or to clear off any debris and leave the homesite in a buildable condition. Any rebuilding must be coordinated through North Star of Dover.

<u>RETURNED CHECKS</u>: There is a \$25.00 fee for all returned checks which is due immediately upon return and which will be added to a resident's rent if not paid promptly.

<u>RIGHTS OF MANAGEMENT:</u> The rights of North Star contained within these guidelines are cumulative, and should the Community Manager fail to exercise any right at any time, it shall not serve to void any other rights. The waiver of any of these guidelines by the Community Manager should not be interpreted as an amendment of that or any other guideline.

<u>SAFETY AND SECURITY:</u> North Star of Dover is protected by the Dover Police and Fire Departments which can be reached by dialing 911.

SECURITY DEPOSITS: There are no security deposits at North Star of Dover.

<u>SIGNS AND BANNERS:</u> Prior approval from the Community Manager is required for the display of any signs and banners. "For sale" signs are not permitted in front of the residences.

SOLICITING: Door to door solicitations are not permitted in North Star of Dover.

STORAGE: Only patio furniture in good condition and barbeque grills may be kept outside the home. All other articles must be kept in the garage. Storage sheds are not permitted at North Star.

STRUCTURAL SPECIFICATIONS OF HOMES: Structural specifications of homes are intended to maintain a neat aesthetically pleasing, upscale community. The Community Manager will provide you with the current structural specifications when you first begin considering living at North Star. These specifications are subject to updating and current copies are available upon request from the Community Manager.

<u>TERMINATION OF RESIDENCY</u>: North Star reserves the right to terminate your residency in accordance with Ohio law, the provisions of these guidelines and the terms of your lease.

<u>UTILITIES:</u> North Star of Dover was designed to provide all traditional utility services using underground transmission facilities. This includes electricity, gas, water, sewer, telephone, and cable television. Residents should not begin digging in the soil without first contacting the Community Manager and ascertaining the location of all underground utility easements. Residents are responsible for contacting the appropriate provider and making arrangements to obtain service.

<u>VEHICLES</u>: Each resident is permitted two motor vehicles, both of which must be currently licensed and insured. The community streets are zoned for ingress and egress; joy riding is not permitted. Residents should park in their garages or driveways. Parking is not allowed on grassy areas. Recreational vehicles may be parked at the resident's home site for a twenty- four hour period for purposes of loading and unloading. Automotive repairs are not permitted on your homesite. Noisy vehicles of any kind are not allowed in the Village. No trucks exceeding 3/4 ton, campers, boats, trailer, or other motor or accessory vehicles (other than conventional automobiles) may be parked at any homesite. Parking for guests or visitors shall be in driveways and designated areas. Motorcycles are permitted for ingress and egress to the community but should be parked in the resident's driveway or garage.

<u>VIOLATIONS OF GUIDELINES:</u> Residents who violate these guidelines may receive written notice from the Community Manager.

<u>WEAPONS</u>: No firearms or other weapons may be discharged within the community, and should not be displayed in public. This includes, but is not limited to, pistols, rifles, shotguns, bows, arrows, BB guns, slingshots, and anything else which could be recognized as a weapon.

RENTAL AGREEMENT

(One Year Minimum)

This Rental Agreement (hereinafter the "Agreement") is entered into this date of, 2, by and between North Star of Dover, L.L.C. (hereinafter the "Operator") and
L.L.C. (hereinafter the "Operator") and
(hereinafter the "Owner") residing on the leased premises referred to below.
The Operator and Owner agree as follows:
1. Leased Premises
Operator, in consideration of the rents to be paid and covenants to be performed by Owner hereunder, hereby leases to Owner for the term and subject to the covenants and conditions hereinafter set forth, a certain lot known generally as Lot Number 17 in the North Star of Dover Community, situated on North Wooster Avenue, Dover, Ohio.
2. <u>Term</u>
The term ("term") of this agreement shall commence on 2, (the "commencement date") and terminate 30 months thereafter (the "termination date"). The term shall be renewable for successive three (3) year terms by agreement of Operator and Owner upon execution of the Operator's then current Agreement, such renewal term to be subject to the rent, terms and conditions contained in subsequent Agreements.
3. <u>Rent</u>
Owner shall pay Operator as rent for the premises during the term of this Agreement a monthly rental of HREE HUNDRED FIFTEEN AND NOT. 60 — Dollars (\$_315.00), payable in advance. The monthly installments of said rent shall be due and payable on the first day of each month, in advance, and all payments shall be payable to the Operator at its designated address or at such other place or places as Operator shall from time to time otherwise designate with notice to Owner. There is a late fee of Two Dollars (\$2.00) per day.

Should Owner commence tenancy on a date other than the first of a month, rent payments due and payable for the initial and final month of residency will be prorated to that portion of those months actually covered by the Agreement. Except as provided herein, Owner shall pay the full cost of all utilities servicing the premises including, but not limited to, natural gas, electric, water, sewer, telephone, and cable television.

4. Holdover

If Owner fails to notify Operator in writing, 30 days or more prior to the expiration of the original term of this Agreement, of Owner's intention to vacate at the end of such term or, if Owner, or any party claiming under Owner, remains in possession of the Premises or any part thereof after the expiration of the term or any termination of this Agreement, Operator may terminate all further agreements and relations; however, Owner or such party claiming under Owner and authorized by Operator may, at Operator's discretion, be deemed an Owner from month-to-month at the same rent and all other terms and conditions set forth in this Agreement, subject to termination by either party upon 30 days written notice to the other party.

5. Security Deposit

There are no security deposits at North Star of Dover.

6. Obligations of Owner

During the term of this Agreement, the Owner shall (a) keep the premises in a safe and sanitary condition; (b) dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner; (c) keep all plumbing fixtures in the premises as clean as their condition permits; (d) use and operate all electrical and plumbing fixtures properly; (e) comply with requirements imposed on Owners by all applicable state and local housing, health and safety codes; (f) personally refrain, and forbid any other person who is on the premises, from intentionally or negligently destroying, defacing or damaging the lot, North Star's improvements, or utility equipment; (g) conduct himself/herself, and require other persons on the premises to conduct themselves, in a manner that will not disturb the neighbors' peaceful enjoyment of adjacent homes; (h) and except for those obligations imposed upon the Operator as set forth in the Guidelines for Community Living, at the Owner's expense maintain and repair the subject premises; (i) abide by all Guidelines for Community Living adopted by the Operator now in effect and as may be amended in the future by the Operator governing the operation and maintenance of this community.

In accordance with Ohio laws, Owner is hereby notified that a second notice of violation

of any of the terms of this Agreement and of the Guidelines governing the operation of this community, including any amendments, within a six month period may result in the termination of this Agreement and all related agreements.

7. Incorporation by Reference

Prior to the execution of this Rental Agreement, Operator shall provide Owner with a copy of the Guidelines for Community Living which are incorporated into this lease by reference as if fully rewritten herein and which constitute a material part of this agreement for all purposes.

8. Repairs and Alterations

Without prior written consent of Operator, Owner shall not make any exterior alterations to the premises. By way of example, but not to the exclusion of any other situations, Owner agrees he/she will not undertake any exterior painting or make any structural repairs or alterations to the premises without the Operator's prior written approval.

9. Assignment and Sublease

Owner shall not assign this Agreement or any interest therein, and shall not sublease the premises or any interest therein. Any sublease or assignment, shall not relieve Owner from liability for payment of rent and other charges or fees herein provided, or from obligation to keep and be bound by the terms, conditions and covenants of this Agreement and of the Guidelines for Community Living. The acceptance of rent from any other person shall not be deemed to be a waiver of any of the provisions of this Agreement or a consent to the assignment or subletting of the lot described above.

10. Eminent Domain

If all or any part of the premises is taken by or sold under threat of appropriation, this Agreement will terminate as of the date of such taking or sale.

11. Operator's Lien

For the rents to be paid by Owner, a lien is hereby reserved upon the premises and the interest of Owner therein in favor of Operator, prior and preferable to any and all other liens thereon whatsoever.

12. Default

In the event that: (a) the rent, or any part thereof, remains unpaid for thirty (30) days after it becomes due; (b) Owner's interest herein is sold under execution or other legal process; (c) Owner makes an assignment for the benefit of creditors; (d) any proceeding in bankruptcy or for a wage earner's plan, an arrangement or reorganization, or any other proceeding under any insolvency law, are instituted by or against Owner; (e) a receiver is appointed for the property of Owner; or (f) Owner fails to keep ant of the covenants of this Agreement, Operator shall be entitled to either terminate this Agreement or to continue to enforce all of the terms of this Agreement according to its terms, and Operator shall be entitled to such other rights granted by law.

13. Quiet Enjoyment

Operator agrees that if Owner pays the rents and keeps and performs the covenants of this Agreement, Owner will peaceably and quietly occupy the premises during the term hereof without any hindrance, ejection or molestation by Operator or any persons lawfully claiming under Operator.

14. Notice

All notices given under this Agreement shall be in writing and considered sent upon depositing the notice addressed to the respective party at the address set forth in this Agreement, in the U.S. mail, certified and postage prepaid, or by handing it to the other party in person.

15. Common Areas

Operator agrees to supervise and maintain all common areas of North Star in which the premises is located and to provide lawn maintenance and removal of significant snowfalls.

16. Lawn Care

Operator shall provide lawn care which consists only of regular lawn mowing and fertilizing up to three (3) times per year.

17. Binding Effect

This Agreement and the agreements of Operator and Owner contained herein shall be binding upon the heirs, executors, administrators, successors, agents and assignees of the respective parties.

18. Indemnification

Except as otherwise limited by Ohio Rev. Code 3733.01 et. seq., Owner agrees to indemnify and hold Operator harmless from any and all claims of whatever nature or kind arising out of or through Owner's use of premises.

19. Governing Law

Unless expressly agreed otherwise by the Operator and Owner, the terms of this Agreement and all related agreements shall be governed by the laws of the State of Ohio.

20. Receipt

Owner acknowledges receipt of a copy of this Rental Agreement, disclosing rental and all other charges, fees and assessments, and a copy of the Guidelines for Community Living prior to signing this agreement and assuming occupancy, and a signed copy of the rental agreement after signing.

OPERATOR:			
North Star of Dover, L.L.C.		Date	
6068 Crown Rd. N.W.			
P.O. Box 432			
Dover, Ohio 44622			
Agent:			
Telephone: _(330) 364-8282_			
OWNER (S):			
		Date	·
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