

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



THE TUSCARAWAS COUNTY TITLE COMPANY

208 Fair Avenue N.E. - P. O. Box 545
New Philadelphia OH 44663
Phone: (330) 304-4460 Fax: (330) 343-2876
Email: tusc@ttitle.net

TAX AND LEGAL REPORT

DATE: September 20, 2013

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 606 Pondview Circle N.W. Strasburg Ohio

PRESENT OWNER: William M. Dreher and Vivian J. Dreher Revocable Living Trust Dated October 28, 1992

VOLUME: 1074

PAGE: 2061

TRANSFER: October 10, 2012

PARCEL NO.: 23-01065-023

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2012 TAX DUPLICATE IN THE NAME OF

William M. Dreher and Vivian J. Dreher Trustees

PARCEL NO.: 23-01065-025

DESC: Unit 1 Pine Ridge Condo

TOWNSHIP NAME AND NUMBER: 23-Franklin Twp

VALUATIONS:

LAND: 2810
BUILDING: 49350
TOTAL: 52160
AUV:

TAXES:

GENERAL TAXES: \$ 2173.43
TAX REDUCTION: \$ - 825.58
10% ROLLSACK: \$ - 123.20
2.10% REDUCTION: \$ - 93.52
HOMESTEAD CREDIT: \$ - 184.20
TOTAL PER 1/2 YEAR: \$ 847.93
UNPAID REAL: \$
CURRENT SA: \$ 6.00
PENALTY: \$
LACK OF DEL: \$
TOTAL DUE: \$ 0

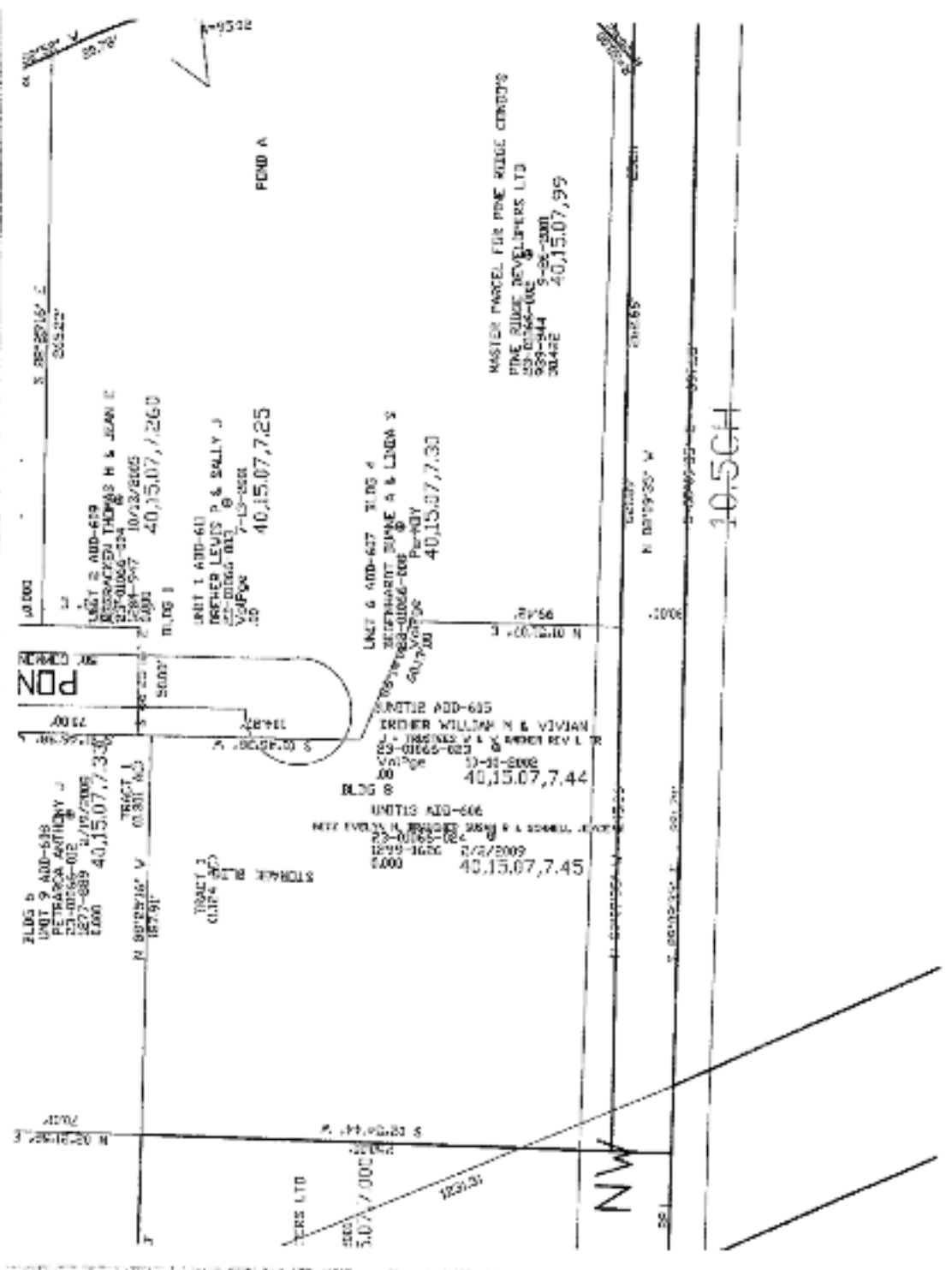
Special Assessments: MWCD

Taxes for the first half year 2012 are paid.
Taxes for the second half year 2012 are paid.

BY: Jessica Murphy

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records and the Internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.



BLDG 5
UNIT 5 ADD-638
PETRARCHA ANTHONY J
12/1-0006-002
12/1-0006-002
40,15,07,7,3-00

TRACT 3
CLT# 300

UNIT 13 ADD-606
MAY EVELYN J
12/1-0006-002
12/1-0006-002
40,15,07,7,45

UNIT 8
IRIDER WILLIAM H & VIVIAN
12/1-0006-002
12/1-0006-002
40,15,07,7,44

UNIT 6 ADD-627 TRIG 4
BETHENHART SIMONE A & LINDA S
12/1-0006-002
12/1-0006-002
40,15,07,7,30

UNIT 1 ADD-611
DEBBIE LEWIS & SALLY J
12/1-0006-002
12/1-0006-002
40,15,07,7,25

UNIT 2 ADD-629
BROCKWELL THOMAS H & JEAN E
12/1-0006-002
12/1-0006-002
40,15,07,7,260

MASTER PARCEL FOR FINE RIDGE CONDOS
FINE RIDGE DEVELOPERS LTD
12/1-0006-002
12/1-0006-002
40,15,07,99

10.5CH

NW



W1074 W12051

200800016639
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH
10-10-2008 09:38 pm
PROPERTY D 15.00
OH Volume 1074 Page 2051 - 2053

TRANSFERRED
TUSCARAWAS CO. REC. 2008
CONV. 10/10/08

OCT 10 2008

AMT. 270.00
MATT
Tuscarawas County Auditor

GENERAL WARRANTY DEED

Pine Ridge Developers, Limited, an Ohio Limited Liability Company, of Tuscarawas County, Ohio, for valuable consideration paid, grants with general warranty covenants to **WILLIAM M. DREHER AND VIVIAN J. DREHER, AS TRUSTEES OF THE WILLIAM M. DREHER AND VIVIAN J. DREHER REVOCABLE LIVING TRUST DATED OCTOBER 29, 1992**, whose tax-mailing address is 605 Pond View Circle N.W., Strasburg, Ohio 44680, the following **REAL PROPERTY**:

Situated in the Village of Strasburg, County of Tuscarawas and State of Ohio:

ALL THAT UNIT known as and being Unit 12 of Pine Ridge Condominiums, together with a fractional undivided interest in and to all the common areas and facilities as particularly described in Appendix B of the Third Amendment to the Declaration of Condominium Ownership recorded May 20, 2002 in Volume 1058, Page 194, and as described in the Declaration of Condominium Ownership for Pine Ridge Condominium and the By-Laws, which are a part thereof, recorded in Volume 1022 at Page 2641, et seq., the Amendment to the Declaration of Condominium Ownership, recorded in Volume 1029, Page 1276; and the Second Amendment to the Declaration of Condominium Ownership, recorded in Volume 1050, Page 2331 in the Official Records in the Recorder's Office of Tuscarawas County, Ohio, and any amendments thereto which may be recorded in the same locations.

SUBJECT TO THE FOLLOWING:

- 1) Easement to John Garber received for record February 22, 1898 and recorded in Volume 127, Page 34 of the Tuscarawas County Deed Records.
- 2) Easement to The Ohio Power Company received for record October 17, 1940 and recorded in Volume 237, Page 158 of the Tuscarawas County Deed Records.
- 3) Easement to The Ohio Power Company received for record September 12, 1939 and recorded in Volume 226, Page 331 of the Tuscarawas County Deed Records.
- 4) Right of Way to The Ohio Service Company received for record October 29, 1915 and recorded in Volume 11, Page 349 of the Tuscarawas County Records.
- 5) Oil and Gas Lease to Jerry Munte, Inc. received for record December 29, 1969 and recorded in Volume 76, Page 872 of the Tuscarawas County Lease Records.
- 6) Oil and Gas Lease to Charles E. Lorenz received for record April 18, 1979 and recorded in Volume 104, Page 374 of the Tuscarawas County Lease Records.

VL1074 ME2052

- 7) A fifteen foot wide utility easement to Michael R. Watson and Philip E. Dreher as set forth and described in Warranty Deed recorded in Volume 747, Page 389 of the Tuscarawas County Deed Records.
- 8) Pipeline Right of way from Pine Ridge Developers, LLC to Piedmont Gas Company dated February 5, 2001 and recorded February 6, 2001 at 9:37 a.m. in Volume 768, Page 179, Tuscarawas County Deed Records.
- 9) Strasburg Municipal Annexation Ordinance 0-21-00 recorded January 5, 2001 at 2:48 p.m. in Volume 767, Page 182, Tuscarawas County Deed Records.
- 10) All terms, conditions, restrictions, easements, assessments or obligations set forth or adding from the Declaration of Condominium Ownership and in the By-Laws of the Condominium Owners' Association for Pine Ridge Condominiums dated July 8, 2001 and recorded July 13, 2001 at 1:06 p.m. in Volume 1022, Page 2641; the Amendment to the Declaration of Condominium Ownership for Pine Ridge Condominium, dated September 11, 2001 and recorded September 12, 2001 at 10:07 a.m. in Volume 1029, Page 1276; the Second Amendment to the Declaration of Condominium Ownership for Pine Ridge Condominium, dated February 13, 2002 and recorded March 13, 2002 at 2:51 p.m. in Volume 1050, Page 2337; and the Third Amendment to the Declaration of Condominium Ownership for Pine Ridge Condominium, dated May 14, 2002 and recorded May 20, 2002 at 10:55 a.m. in Volume 1058, Page 194, Tuscarawas County Official Records.
- 11) The legal operation and effect of the restrictions, notes, easements and conditions as shown on the drawings for Pine Ridge Condominiums Phase 1A recorded July 13, 2001 at 1:06 p.m. in Plat Book 27 at Page 39; Pine Ridge Condominiums Phase 1B recorded September 12, 2001 at 10:07 a.m. in Plat Book 27, Page 52; and Pine Ridge Condominiums Phase 2A recorded May 20, 2002 at 10:55 a.m. in Plat Book 28, Page 34 Tuscarawas County Official Records.
- 12) The common areas and facilities are subject to certain easements and building lines shown on the Condominium in Plat Book 27, Page 39; Plat Book 27, Page 52; and Plat Book 28, Page 34, Tuscarawas County Official Records.
- 13) Ground Lease from Pine Ridge Condominium Unit Owners Association, Inc. to Pine Ridge Developers, Ltd. dated May 14, 2002 and recorded May 20, 2002 at 10:55 a.m. in Volume 1058, Page 256, Tuscarawas County Official Records.

PARCEL NO. 23-01056.023

PRIOR INSTRUMENT REFERENCE: Volume 768 at Page 340 of the Deed Records of Tuscarawas County, Ohio.

WITNESS our hands this 10th day of October, 2002.

PINE RIDGE DEVELOPERS LIMITED,
AN OHIO LIMITED LIABILITY COMPANY:

Michael R. Watson
Michael R. Watson, Member

Philip E. Dreher
Philip E. Dreher, Member

NR1074 ME2053

20020016639
NANETTE DEGERMO VONALLMEN CO
PICK UP

STATE OF OHIO
SS
COUNTY OF TUSCARAWAS

The foregoing instrument was acknowledged before me this 10th day of October, 2002, by Michael R. Watson and Philip B. Dreher, members of Pine Ridge Developers Limited, an Ohio Limited Liability Company, on behalf of the company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year first aforesaid.

Mary Ann Ott
Notary Public My Comm. Exp. 4-24-05

This instrument prepared by: Nanette DeGarmo VonAllmen Co., L.P.A.
134 Second Street, N. W., New Philadelphia, Ohio 44663, (330) 364-1112

02: 02682 | Pine ridge developers assignment name to the state

1 of 1 | Previous | 1 of 1 Results | Next | Last >

Currently Viewing

Number:	23-01066-023	Address:	605 NW PONDVIEW CIR	Owner:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR	Legal:	UNIT 12 PINE RIDGE CONDO
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Summary Tax Transfer History Payment History Land Deal Acquired Sketch

Property

Tax District:	23-FRANKLIN TWP-STRASBURG CORP		
Class:	550-CONDOMINIUM RESIDENTIAL UNIT		
Neighborhood:	04215-STRASBURG CORPORATION		
Subdivision:			
Lot #:	CD Year:	Map #:	15.077.44

Ownership Info

Name:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR
Address:	C/O LYNNEA THOMAS 4619 GARDER DR NW STRASBURG OH 44680

Deal

Acres:			
Volume:	Page:		
Sold:	10/12/2002	Price:	135,000

Taxpayer Information - Last Modified 03/14/2012

Name:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR
Address:	C/O LYNNEA THOMAS 4619 GARDER DR NW STRASBURG OH 44680

Values

	Appraised	Assessed
Land:	8,300	2,810
Improvements:	141,500	49,250
Total:	149,800	52,060
CALY:		
Homesite:	147,500	51,250 HOMESTEAD GRANTED

Tax Rates

Whole:	01.50	Effective:	47.160273
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Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	937.62	937.62	943.71	1,881.33
Specials:	0.00	6.50	6.50	6.50	13.00
Total:	0.00	944.12	944.12	950.21	1,894.33
Pen:	0.50	553.82	553.82	549.01	1,102.83
Due:	0.00	0.00	0.00	0.00	0.00
Escrow:					0.00

1/27/13 4 Results 1/27/13 Results (Add | Edit | Print)

Currently Viewing

Number:	23-01066-023	Address:	605 NW PONDVIEW CIR	Owner:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR	Legal:	UNIT 12 PINE RIDGE CONDO
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Summary Tax Invoice History Payment History Land Dwell Assessed Details

Current Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
REAL PROPERTY 2012	0.00	0.00	0.00	0.00	0.00
<ul style="list-style-type: none"> TAXES PENALTY INTEREST ADJUSTMENT PAID SURPLUS 	0.00	897.82	897.82	897.82	1,715.64
CS3000000 NWCD	0.00	0.00	0.00	0.00	0.00
<ul style="list-style-type: none"> TAXES PENALTY INTEREST ADJUSTMENT PAID SURPLUS 	0.00	6.00	6.00	6.00	12.00

Charge Totals

	Prior	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	0.00	0.00
SPRINKLS	0.00	0.00	0.00	0.00	0.00
REFUNDS	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00

1 of 1 Results Found | Next > | Last >>

County Viewing

Number:	23-01066-023	Address:	605 NW PONDVIEW CIR	Owner:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR	Lease:	UNIT 12 PINE RIDGE CONDO
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Summary Tax Transfer History Record History Land Dwell Assesmt State

Type	Units/Ft FR	Acres/Depth ft	SQ. FT/Depth R
SV-SOUND VALUE			

1 First 1 Previous 1 of 24 Results Next 1 Last 1

Currently Viewing

Number:	23-01066-023	Address:	605 NW PONDVIEW CIR	Owner:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR	Legal:	UNIT 12 PINE RIDGE CONDO
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Summary Tax Transfer History Payment History Land Dwell Available Search

Card	Style	Year Built	Year Renovd	Grade	AC	Pool	Fireplaces	Total Stories	Total Rooms	Bathrooms	Half Baths	Full Baths	Total Area	Basement	Other
1	3B-CONDOMINIUM	2002		B+L	FULL	FULL	0/0	1		2		1	1404		

Home > Parcel > Parcel Details > Parcel Information

Currently Viewing

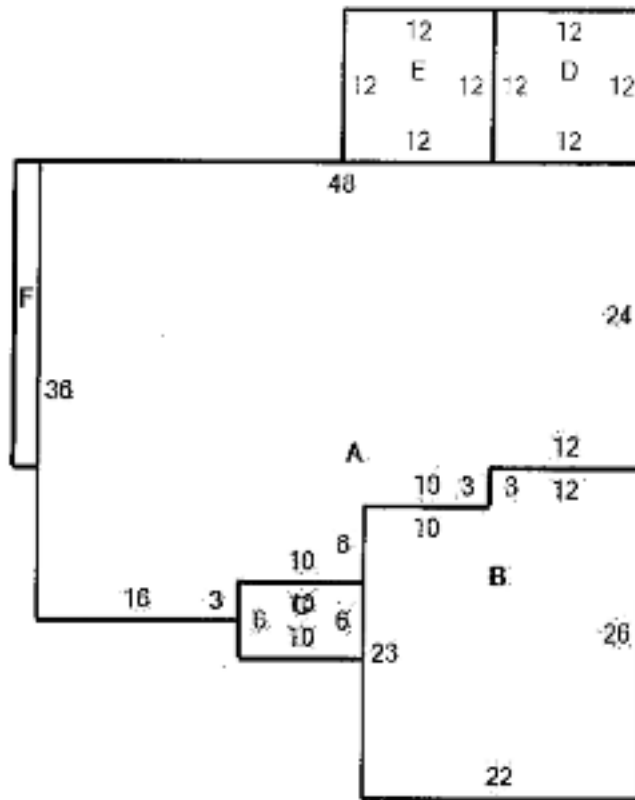
Number:	23-01066-023	Address:	605 NW PONDVIEW CIR	Owner:	DREHER WILLIAM M & VIVIAN J - TRUSTEES W & V DREHER REV L TR	Legal:	UNIT 12 PINE RIDGE CONDO
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Summary Tax Transfer History Parcel History Land Deal Auctions Schedules

Card	Type	Condition	Year Built	Year Renov	Fee
1	MISC-MISCELLANEOUS	A			

[1]

ID	Description	Size
A	ISFR	1,464
B	ZCFD	542
C	OFF	69
D	ISFRA	144
E	POW	144
F	FDH	48
1	MISC-MISCELLANEOUS	





2013

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials V.J.D. Date 9/4/2013
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.10 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 605 Pondview Circle N.W. Steasburg, Ohio 44680

Owners Name(s): Vivian Dreher

Date: September 4, 2013

Owner is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: Feb. 16th 2012

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Private Sewer, Septic Tank, Leach Field, Aeration Tank, Filtration Bed, Unknown, Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No If "Yes", please describe and indicate any repairs completed:

Owner's Initials V.J.D Date 9/4/2013

Purchaser's Initials Date

Property Address 605 Pondview Circle N.W. Strasburg, Ohio 44680

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding, moisture seepage, moisture condensation, ice damming, sewer overflow/backup, or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials V.J.D Date 9/4/2013
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 605 PONOVUEW CIRCLE NW

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No
Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown
Is the property located in a designated flood plain? Yes No
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: CONDO FEE monthly fee 165⁰⁰ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, IJD, etc. Yes No
If "Yes", please describe (amount) MONTHLY CONDO FEE IS \$165⁰⁰

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No
1) Boundary Agreement Yes No 4) Shared Driveway Yes No
2) Boundary Dispute Yes No 5) Party Walls Yes No
3) Recent Boundary Change Yes No 6) Encroachments From or on Adjacent Property Yes No
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:
NONE

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials VLD Date 9/4/2013
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 605 PONDVIEW CIRCLE NW

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

X OWNER: Visian J. Dreher DATE: Sept. 4, 2013
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 605 PANVIEW CIRCLE NW STRASBURG, OHIO

Buyer(s): _____

Seller(s): VIVIAN J. DREHER

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) DON R. WALLICK AUCTIONS and real estate brokerage PISSOCRA-MATHIAS REALTY will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

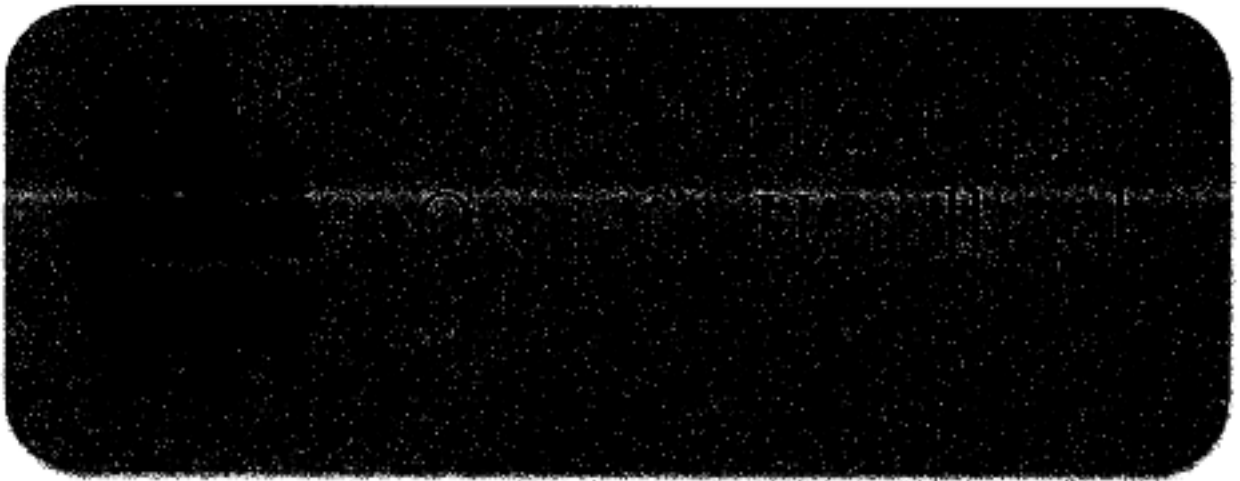
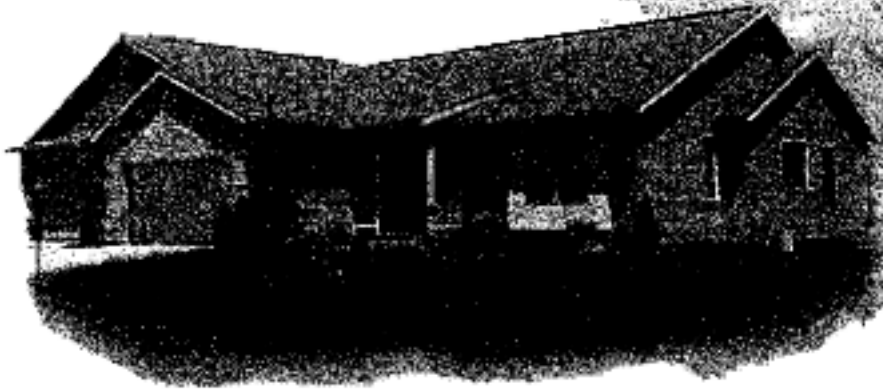
represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/BUYERS	DATE	<input checked="" type="checkbox"/> SELLER/SELLERS	DATE
_____	_____	_____	_____
BUYER/BUYERS	DATE	SELLER/SELLERS	DATE
_____	_____	_____	_____

Funeral



Revised October 14, 2013

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WELCOME TO PINE RIDGE

Thank you for choosing to live in one of the premier condominium communities in Northeast Ohio - Pine Ridge. Pine Ridge was established in 2001 and contains 110+ condominiums. A community center, walking paths, roadways, and ponds lie within the condominium complex.

Pine Ridge borders Ohio Amish country - home of the world's largest Amish community where visitors may enjoy beautiful scenery, visit an Amish farm, savor homemade foods, and listen for the clip-clop of a buggy. As well, the Football Hall of Fame city of Canton is a short drive with all kinds of shopping and recreational opportunities.

Pine Ridge offers many planned social activities that residents are invited to join. This provides a great opportunity to meet your neighbors, make new friends, and participate in common interest activities.

Unless you have lived in a condo previously, you will find a condominium unlike any other living experience you have had. Condominium owners are really co-owners and co-investors in the community. A Board of Directors that is charged to run the association like a business governs them. There are declaration, bylaws, rules, and state laws that must be followed.

If you moved here from a private house, you were in charge of your house and how it was to be maintained and cared for. In a condominium community owners must recognize that they have less control and that there are rules and regulations to live by.

Each owner pays a monthly fee that is required by state law. This fee is used to maintain the buildings and the grounds. A portion of the fees is set aside by law in a reserve fund as a financial cushion for replacement of roofs, siding, asphalt, trees, and so forth. This avoids any unexpected future assessments.

Living in a condominium does not necessarily mean that the owners can totally be exempt from maintaining the common elements. If all of us would assume the posture that it is someone else's job to do all the work in the common elements, it could result in skyrocketing condo fees. Sometimes owners (those physically able) will be asked to pitch in to help make our grounds and units continue to look inviting and appealing. In a sense, this is the dynamic of cohesiveness of a strong and vital community.

BOARD OF DIRECTORS

The condo unit owners elect the Board of Directors for staggered terms. The five

members are charged to run the Association, enforce the rules, and manage condominium property. The Board meets every second Monday of the month at 7:00 pm in the Community Center. Unit owners are encouraged to attend these meetings. There are formal procedures that allow unit owners to address the Board to express opinions and concerns that they may have. Minutes of each meeting are provided to unit owners.

COMMITTEES

There are two types of committees appointed by the President that help with Board activities - ad hoc and standing committees. An ad hoc committee is one that is formed for a specific task or objective and, when its work is done, it is dissolved. A standing committee is a permanent committee to accomplish a specific job or objective.

The Social Committee is a standing committee whose members are charged with planning, coordinating, and carrying out social functions. Any unit owner may become a member by simply coming to their monthly meeting held on the first Thursday of every month at 6:30 pm in the Community Center. The Social Committee also publishes the Association newsletter.

The President appoints members of the Architectural Committee – another standing committee. The general purpose of the committee is to ensure compliance with the aesthetic standards of the Association. Their primary focus is on alterations and improvements that may impact the common elements. The "Variance Form" completed by an owner requesting a modification will be discussed later in this handbook.

The Community Center Committee is a standing committee appointed by the Board that functions to enhance and maintain our wonderful facility.

EMPLOYEES

The elected Board is responsible for financial, legal, physical and relational matters within a unit owners' association. To assist them in their responsibilities, the association employs part-time individuals - a manager, an administrative assistant, a treasurer, and maintenance/custodial workers (as needed).

The Manager is a part-time salaried position. The Manager is responsible for the upkeep of the buildings, landscaping, and making any repairs needed. When maintenance and repairs are needed, the manager is responsible for obtaining bids and reviewing them before they are brought before the board. This, of course, only reduces the amount of time the board spends looking at proposals, and assists them in making the right decisions. Unit owners will typically contact the Manger when they have complaints, questions, or problems.

The Administrative Assistant also serves as a part-time employee. He/she oversees correspondence, communications, and record organization/retention.

The Treasurer is a part-time position that oversees the fiscal operations of the Association. A critical element of the job is the collection of condo fees. In addition, the Treasurer oversees and presents the budget, issues regular monthly financial statements, and disperses funds.

Maintenance/custodial workers are employed on an as needed basis for small projects and paid a nominal hourly rate. They work under the direction of the Manager.

Members of the Board of Directors may not be paid employees with the exception of the current Administrative Assistant whose term expires on January 1, 2015.

MASTER BINDER OF DECLARATION, BYLAWS AND RULES

This Handbook is not meant to be inclusive of all the Declaration, bylaws and rules governing our association. A large binder is available for loan to owners in the association office. The Board advises you to make yourself familiar with the Declaration, bylaws and rules of your association. If you would like your own copy, the Board would be glad to provide one for you for a nominal copying fee.

From time to time, the Board of Directors finds it necessary to change certain rules and regulations to adapt and evolve with different situations in the normal course of events. Such amendments are included in the Board's master copy of the declaration, bylaws and rules.

UNIT, COMMON ELEMENTS, AND LIMITED CONDO ELEMENTS

The declaration for our association specifies two types of properties – the "unit" and the "common elements." The "unit" is the property subject to exclusive ownership, i.e. the part of the condominium for which the owner is responsible. The common elements are everything outside the "unit" for which the Association is responsible. For example, the Association is responsible for roofs, siding, landscaping, roads, etc.

Within the "common elements" lies the "limited common elements." This represents a portion of the "common elements" designated in the Declaration as being reserved for the use of the unit owner. Examples of "limited common elements" would be patios, driveways, porches, etc. It should be noted that, if a limited common element is damaged or destroyed by a unit owner as a result of intentional or negligent act or omission, the owner is responsible for the cost of maintenance and repair associated with the damage or destruction as well as fines and penalties.

If you want a more complete understanding, these are described in detail in the large binder containing the Declaration, Bylaws, and Rules.

INSURANCE

Owners of condominium units obviously do not own the entire condominium complex. Typically, they own their own unit outright and share ownership of the rest of the complex with all the other owners. From an insurance point of view, that means all individual unit owners have a collective responsibility for insuring areas of the complex owned in common. Pine Ridge purchases a master insurance plan to protect our condominiums, community center, and other structures from disasters. Your monthly fees help to pay your fair share of the premiums.

Individual unit owners are also required to have an insurance policy that insures everything within the four walls of the unit. Each insurance policy will typically cover such things as fixtures, contents, plumbing, windows, doors, furnishings, appliances, and

all other things spelled out in the Condominium Declaration. Condominium insurance is usually cheaper than house insurance. Concerns and questions may be addressed to Board members who will be more than willing to assist.

CONDO FEES

A "par value" is assigned to each unit by the developer that reflects its "fair market" value. Square footage, amenities, and other factors are utilized to assign a par value. Substantially identical units would have the same par value assigned. Please note that par value does not reflect or relate in any way to current real estate transactions. The unit owner's association fee is determined by applying a formula to the par value of each unit; hence, condo fees will vary.

Condo fees are due to the treasurer by the first of each month, but no later than the fifth day of the month by 5:00 pm. Condo owners may naturally pay ahead on their condos.

A late penalty of \$20.00 must accompany any delinquent condo fee payment. For example, if a unit owner's \$182.00 condo fee is late, he/she must submit a payment to the treasurer for \$182.00. Such late payments must be received by 10th of the month at 5:00 pm or additional daily fines may be levied by the Board of \$20.00 for every day beyond the 10th of the month. If the bank returns a check, the Board along with the \$20.00 late fee will assess a \$35.00 charge. Any unpaid late charges or fees may result in a lien on the owner's unit and/or delivery to a collection agency. Fees for such services will be charged to the unit owner's account.

If a unit owner's account is over 90 days delinquent in condo fees, a lien will be filed on the unit. The owner's account is charged for fees incurred for the lien as well as any other financial penalties due. The Board of Directors may allow payment plans in cases of special needs and financial hardship as long as the unit owner does not abuse it.

The Association will automatically begin foreclosure procedures when a unit owner is more than \$1000 in arrears. If foreclosure is initiated, attorney fees incurred are added to the delinquent owner's account and are recouped by the Association after adjudication or settlement.

VARIANCES TO THE EXTERIOR OF A CONDO

A *Variance Form* is required whenever a unit owner proposes a change to the outside of a unit. Some examples of the need for a variance approval by the Board are,

- Patio enlargement
- Satellite dish installation
- Fencing around patio
- Pergolas
- Additional shrubs or decorative trees

Variance approvals are needed to maintain an esthetically architectural appearance, safeguard the value of condominiums, and maintain a record of unit owner responsibility for maintenance.

An Architectural Committee is appointed by the President to review all variance

requests. The committee will discuss whether or not the request is acceptable and make its recommendation to the Board that has the final say. When approved, the Manager receives the original approved variance form to return to the unit owner. When the work is completed, the owner must contact the Manager who needs to sign off that the work was completed in accordance with the approved variance. The completed original variance form is kept on file in the Association office and the owner receives a copy.

Please note that no work may be scheduled until the Manager has notified the unit owner that the variance has been approved. As well, approved variances apply only to the unit requesting it due to the unique characteristics of each unit.

When a condominium is sold, the previous owner must complete a "Variance Addendum" that must be signed by both the seller and buyer. In signing the form, the buyer agrees to accept responsibility for any and all changes that were made to the property by the former owners. If the new owner does not want this responsibility, the seller must return the condo or grounds impacted to their original condition.

LIGHTS

Lamppost lights in the front of each unit are the responsibility of the Association while porch and garage lights are the responsibility of individual owners. Please call the association Manager if you note that your lamppost light is burned out.

Please note that any additional permanent lighting requires an approved variance by the Board.

OUTDOOR FURNITURE

Residents may place outdoor furniture on both the front porch and back patio. Barbeque grills are acceptable on the patios; however, use caution not to get them next to the siding since it will melt. The board suggests that grills be covered. The unit owner must dispose of used charcoal properly in waste containers.

OUTSIDE DECORATIONS

Pine Ridge Condominium Association does not discourage the decorating of the limited common elements as long as they enhance the aesthetic appearance of the unit. The following rules have been promulgated as a guide:

- Wreaths are permitted on the front door, but any damage to the door or vinyl siding is the individual owner's responsibility. All repairs must be enacted upon discovery.
- Common elements that include the large pine tree groupings and mulch may not be altered, decorated, landscaped, or adorned without the written consent of the Board.
- All decorations in the mulch areas at the sidewalks and driveways must be removed before snow removal to prevent breakage and to facilitate snow removal.
- No "plastic" decorations are permitted in the mulched areas, yard, or front porch.
- Round gazing balls of any type are not permitted in the front or side of the unit;

however, they are permitted in the rear of the unit.

- Earthen clay pots, clay birdbaths, shepherds hooks are permitted in the mulched area.
- Wood birdhouses are permitted on porches and mulched areas only.
- Nothing should be placed in the yards so as not to interfere with lawn mowing.

The aforementioned rules are not meant to be exhaustive. Please contact the Manager with any questions that you may have concerning decorations.

HOLIDAY DECORATIONS

Approved time periods during which unit owners may put up lighting and decorations on Association property outside their respective units are as follow:

Holiday	Begin	End
St. Valentines	2 days before Holiday	Day after holiday
President's Day	2 days before Holiday	Day after holiday
St. Patrick's Day	2 days before Holiday	Day after holiday
Easter Sunday	7 days before Holiday	Day after holiday
Memorial Day	2 days before Holiday	Day after holiday
Independence Day	2 days before Holiday	Day after holiday
Labor Day	2 days before Holiday	Day after holiday
Halloween	2 days before Holiday*	Day after holiday
Veteran's Day	2 days before Holiday	Day after holiday
Thanksgiving Day	7 days before Holiday	Day after holiday
Christmas	Thanksgiving weekend**	January 15

*Halloween decorations are to be non-offensive. Any justifiable complaints will result in the immediate removal of any offensive decorations.

**Christmas lighting may be put in trees and shrubs after November 1 providing the cords and wires are green in color to blend in with the trees and shrubs. No lighting is to be put on units until after Thanksgiving. No extension cords are to be put in the yards until after Thanksgiving. All lights may be turned on and all other decoration put up after Thanksgiving as well. All Christmas decorations and lighting must be removed by January 15.

In 2009 the Board ruled that only green extension cords might be used for outside lights and no inflatable decorations are permitted for any occasion.

STORM DOORS

If a unit owner wishes to install a storm door, no variance is needed; however certain guidelines must be followed. Storm doors must be full view (single or two glass panels) and match the vinyl trim and siding. No ½ or ¾ door solid panels will be permitted. Appendix B has pictures of the storm doors that are permitted and not permitted. If in doubt, please check with the Manager who can further advise you of the appropriate storm door for your unit.

DOORBELLS

The Association will cover the cost of replacement of doorbell buttons, but not the actual doorbell mechanism.

FLOWERS

Flowers can enhance the beauty of each individual unit if a few simple rules are applied. They may only be placed in the mulched areas and must be cared for by the unit owner. The Association will remove flowers that become overgrown and unsightly, and the owner billed for the removal. Please note that vegetable plants are not permitted in the mulched areas.

It is permissible to hang flower baskets on the front porch with hooks of diameters of ¼" or less. If the hooks are removed, a copper or stainless steel screw must be put in the holes. Standard porches are allowed up to two baskets while long porches may have a maximum of four.

GARDENS

There is to be no planting of vegetables in the mulched areas around the condominium units. Garden plots are available on a first come, first serve basis. The cost of maintenance will be shared equally among gardeners. Please see the Manager for more complete details.

NEWSLETTER

The Association publishes a monthly newsletter to inform residents of matters of importance as well as continuing and upcoming social activities. Residents may also advertise articles for sale and post community information notices in the newsletter.

In order to reduce paper usage, residents with email addresses receive the newsletter electronically. All others may pick up their copies at the Community Center.

MONTHLY CALENDAR

A monthly calendar is published that includes on it pertinent Pine Ridge activities and events. The calendar is emailed to residents with email addresses. Others may pick up a copy in the Community Center.

SHRUBS AND LAWN CARE

The lawns are the responsibility of the Association. Individuals are not to do any type of lawn maintenance, fertilizing, or shrub trimming except in areas covered by a variance. If the owner/occupant causes damage to Association-owned landscaping, the owner/occupant will pay for replacements.

Obviously, shrubs and grasses within variance areas are the unit owner's responsibility. If a unit owner wishes to request as a personal preference moving or removing a tree or shrub in common elements, Board approval through a variance is required.

Unit owners are not to approach the contracted lawn care company with problems or concerns. If there are concerns or problems, please notify the Manager who will address them with the company.

MULCHING AND TRIMMING IN VARIANCE AREAS

The association is responsible for all mulching and trimming within the complex, except in limited common elements where unit owners have a variance. The same type and color of mulch used in the other parts of the complex must be used by owners with variances. Owners with variances may elect to have the Association mulch these areas for a nominal fee. Please contact the Manager for additional details.

PARKING

Residents are encouraged to use their respective driveways as much as possible for parking. There is additional parking in "cut outs"; however, vehicles must be driven on a consistent basis. Please remember that the intent of the "cut outs" is for guest parking. Parking on side streets is allowed as long as vehicles are not parked within 15 feet of any intersection or fire hydrant.

Parking is not permitted on Pine Ridge Parkway or in front of storage units except for loading and unloading. Oversized (larger than a pickup) commercial vehicles or commercial trailers are not to be parked in residential driveways, or on residential streets, unless actively employed in maintaining the grounds or residences; and then only during the period of contracted work.

No recreational vehicles, snowmobiles, boats, utility trailers, boat trailers, camping trailers, etc. will be permanently allowed within the confines of the Condominium complex unless stored in the unit owner's garage.

PONDS

The four ponds are for the enjoyment of all residents of Pine Ridge. Fishing in the ponds is limited to unit owners and their guests. Barbless hooks must be used to catch fish and all fish must be released back into the pond. No swimming or ice-skating is permitted.

WALKING PATHS

There are walking paths throughout our condominium community. Many residents take advantage of regularly walking or jogging them as a physical fitness routine. Golf carts, bicycles, and motorized wheelchairs/scooters are allowed on them, however, drivers are asked to give walkers and runners the right of way. Pets are also allowed on these paths and residents are responsible for cleaning up after them.

PETS

Only dogs, cats, and household pets may be kept in Units with the following restrictions:

- Pets shall not be kept, bred, or used for any commercial purpose.
- Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered.
- Pets must be leashed and not running loose.
- Pet owners are responsible for immediately cleaning up after their animals.
- Pet caregivers are responsible for any damage caused by their pets.
- No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
- Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets.
- The association is indemnified and held harmless against loss or liability arising from unit owner's pet.

The Board of directors may order that any pet causing or creating an unreasonable disturbance or unsanitary/unsafe condition be permanently removed from the condominium property. If such a situation arises, the unit owner will be given a written notice to immediately remove the pet from the grounds of the Pine Ridge condominium complex.

SPEED LIMIT AND FINES

The speed limit on all roads throughout Pine Ridge is 15 mph. Residents are required to observe the speed limit as well as stop at all stop signs. Multiple violations may result in a fine.

COMMUNITY CENTER

Pine Ridge is unique in that residents have use of a beautiful Community Center. They can take advantage of the physical fitness equipment, basketball, social activities, a large screen TV, and so forth. As well, a resident may rent the entire facility for wedding receptions, family reunions, and other personal events for a nominal fee. The reservation fee is waived for funeral receptions for members of their immediate family. Reservation of the Center must be reserved through the Association Administrative Assistant. The "Community Center Rental Form" is available at the Community Center and must be completed prior to using the center in order to avoid conflicts with other events.

Please be aware that there are two parking places in front of the Center for handicapped parking. Additional parking is available in the "cut out" across from the Center as well as the parking lot on the other side of Dale Avenue. No parking is permitted on the walking path beside the Center.

Residents using the Center are required to follow some simple rules posted on the message board behind the Administrative Assistant's desk. In sum, the Community Center is to be returned back to its original state.

On certain days of the week and times, the community center is being used for work, meetings, or activities. These are clearly delineated on the Association Month Calendar. Residents are asked not to use this part of the center during this time without the consent of the individual or group using it.

An owner/resident 21 years of age must accompany any minors, guests, or non-resident family members using the Community Center. The owner/resident must be in the Center the entire time of its use by the aforementioned individuals.

Donations to the Community Center are greatly appreciated. In order to avoid duplications and accumulation of unwanted unit owner item(s), the Manager must be contacted before placing the item(s) in the Center. Donated items must be in good working order. All items donated to the Center become the property of the Association.

SNOW REMOVAL

The Association provides snow removal from driveways and roads when the snow reaches a depth of 3" or more. Walkways and paths are cleared as needed at the discretion of the Manager. "Ice Melt" will be applied to walkways, driveways, and roads as needed. Unit owners may also apply "Ice Melt" at their discretion, but absolutely no rock salt because it will permanently damage the concrete. During snow emergencies, please do not park on the mailbox side of the street.

SIGNS

No signs of any type shall be displayed in the limited common elements without the written consent of the Board. This also includes the outside or inside of windows and outside walls of any building. The Board has the right to remove any inappropriate signs at the unit owner's expense. The only exception is "for sale" signs and "open house" signs.

When an owner desires to sell his/her unit, a "for sale" sign may be placed in the limited common elements. Only one "for sale" sign in the yard is permitted. The signs should be manufactured and no larger than 24" by 30" including the frame. "Open house" signs may be displayed at the nearest intersection on the day of the open house and removed immediately after the open house.

TRASH PICK-UP

Trash and recycle is picked up by the city of Strasburg every Tuesday. All trash must be placed at the end of the driveway. Occasionally the village provides a "large trash" day. Please contact the village for additional restrictions and details.

MAILBOXES

Mailboxes are grouped by condos on each street. Please do not park in front of them since it will impede the delivery of mail.

BOARD ASSOCIATION MINUTES AND COMMUNICATIONS

In order to reduce the amount of paper used, when possible, Board minutes and communications will be emailed to unit owners. For residents not possessing email, minutes may be picked up at the Community Center. Important communications involving unit owners will be mailed to residents lacking email capacity.

CONVICTED FELONS /SEX OFFENDERS

Convicted felons and registered sex offenders are not permitted to own or rent or otherwise reside in Pine Ridge Condominium units.

RESIDENT PHONE/ADDRESS LIST

Ohio revised code requires Associations to possess a complete and accurate list of owners. Within thirty days after a unit owner obtains a condominium ownership interest, the unit owner shall provide the following information in writing to the unit owners association through the board of directors:

- (a) The home address, home and business mailing addresses, and the home and business telephone numbers of the unit owner and all occupants of the unit;
- (b) The name, business address, and business telephone number of any person who manages the owner's unit as an agent of that owner."

This information is to be given to the Administrative Assistant for the Association. In addition, if a unit owner rents his/her unit, he/she must provide the Association with the name, address, and telephone number of the renter.

GARAGE SALES

Residents are not permitted to hold garage sales at any time other than those specified by the Board. The Association holds an exclusive garage sale on the third weekend in May. The Social Committee provides permits, signs, and advertising. Also, from time to time, the village of Strasburg conducts a community garage sale in which unit owners are eligible to participate; however, advertising and signage is at the unit owner's expense.

ANNUAL ELECTION MEETING

The Annual Election Meeting takes place the 3rd Monday of November for the purpose of electing board members.

CALLING THE MANAGER

The Manager works for all of us. This position is a salaried, part-time one. Unless there is an emergency, please call him/her between the hours of 9:00 am and 4:00 pm Monday through Friday.

Below are some common concerns that may be addressed with the manger:

- Outside maintenance concerns.
- Grounds keeping issues.
- Notification when work on a variance is completed.
- Questions regarding compliance with bylaws and rules.

All safety and emergency issues should be addressed to the Strasburg police or fire departments by calling 911 or 330-878-7011.

LIBRARY

There is a small library located in the front area of the Community Center. This library is for all residents to enjoy. If you would like to donate books, put an index card inside the front cover. Cards are provided on the shelves. If you wish to check out a book, please write the date you checked out the book on the card inside the front cover and place in basket. The Social Committee is in charge of running the library.

SUGGESTIONS AND ISSUES FOR BOARD MEETINGS

Suggestions and specific issues must be put in writing using the Management and Board Communication Worksheet and submit them to the Board at least 72 hours prior to the Board meeting. This allows sufficient time to include requests on the Board Agenda. Otherwise, the Board has no obligation to discuss, or make a decision on the matter until the next Board meeting. Please place them in the lockbox at the Community Center.

SATELLITE DISHES

Satellite dishes are permitted, but require a variance submitted to the Architectural Committee. The chairperson of the Architectural Committee has the authority to approve satellite dish installation without Board approval so the unit owner may obtain services speedily. This is a variance exception.

INSIDE PEST CONTROL

The unit owner is responsible for insects and pests within the condo.

RENTING YOUR UNIT

Residents may rent their respective units pursuant to a lease agreement of not less than 12 months. A copy of the lease agreement needs to be on file with the Association. Lessees must abide by all declaration, bylaws, and rules of Pine Ridge. The owner is responsible for informing tenants of the rules/bylaws and paying the monthly condo fee.

NOTICE OF MORTGAGE STATUS

Unit owners must furnish written notice to the Association of the cancellation or alteration and the status of the mortgage covering his/her unit.

BUSINESS USE

No industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designated for profit, altruism, exploitation, or otherwise, shall be conducted, maintained, or permitted on any part of the Condominium property except for the developer.

FLAGS

As per federal law, a condominium association may not adopt or enforce any policy, or enter into any agreement, that would restrict or prevent a member of the association from displaying the flag of the United States on residential property within the

association with respect to which such member has a separate ownership interest or a right to exclusive possession or use.

Flag brackets may be affixed to units in order to display the American flag using outrigger poles between 45 and 60 degrees. Permanent freestanding flagpoles are permitted via a variance approval.

BUDGET AND FISCAL YEAR

The Association's fiscal year runs from January 1 to December 31. A budget is established and ratified by the Board on or before December 15 of each year. A copy of the budget is available to all unit owners.

CONDO RESIDENT BEHAVIOR

Pine Ridge prides itself in operating in a civil fashion while conducting meetings and managing condominium property. The Golden Rule applies – treat others as you wish to be treated. No resident, Board member, employee, or contractor deserves to be harassed in any manner. The Board has tried to put in place means of resolving issues and conflicts.

Therefore, the Board has passed a resolution stating that "members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors."

FINES, SANCTIONS, AND LIENS

A fine, sanction, and/or lien may be levied upon a unit owner who violates any of the bylaws or rules. Upon the determination by the Board of an infraction, the owner will receive written notice via certified mail of the violation(s) as well as any assessments including sanctions and/or penalties. In general, the fine for each infraction will be one of \$100 per incident. Sanctions can range from admonishment or even the harshest of determinations, i. e., a finding that the unit owner shall permanently remove oneself or the nuisance situation from the unit.

Upon receipt of the letter, the unit owner has 10 days to formally file an appeal to the board. Within 60 days of the receipt of the formal appeal, the Board will hear the unit owner and his/her representative in closed session. The Board will render its final verdict within 10 days of the hearing in an open session. If for some reason, the Board does not hear the appeal within the 60-day time frame, the owner will not have to pay any infractions and/or penalties.

Any unpaid fines or assessments will result in a lien on the owner's unit and/or delivery to a collection agency for collection. Fees for such services will be added to the owner's account.

APPENDICES

Appendix A

Chart of Maintenance Responsibilities

Item of Maintenance	Association Responsibility	Unit Owner Responsibility
Grounds and Roadway	All	None
Driveways, Parking Lots	All	None
Patios and Stoops	All, except routine cleaning of surface	Routine cleaning of surface
Foundations	All	None
Building Exteriors	All	None
Roofs	All	None
Landscaping	All	None
Snow Plowing	Driveways, Parking Lots, and Walks	Concrete Stoops and Patios
Windows	None	All
Window Frames	All, except Interior Painting	Interior Painting, if any
Exterior Doors	Exterior Surface	All, except exterior surface
Interior Doors	None	All
Door Frames	All, except Interior Painting	Interior Painting, if any
Garage Exteriors	All	None
Garage Interiors	None	All
Garage Doors	Exterior Surface	All, except exterior surface
Garage Openers	None	All
Air Conditioner	None	All
Furnace	None	All
Hot Water Heater	None	All
Fireplace	None	All
Plumbing	Water & Sewer lines within common elements	Water & Sewer Lines within Unit
Electric	Electric Lines within Common Elements	Electric Lines within Unit
Interior of Units	None	All
Drywall within Units	Casualty Loss Replacement	Painting, Repair and Replacement due to Owner Damage

Appendix B

Pictures of Approved Storm Doors

The approved storm doors are pictured below:



This is a door with a single glass panel without the dividing bar that can be replaced with a screen.



This is a door with two glass panels that can be replaced with screens or can expose a self-storing screen.

These storm doors will not be approved:



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