SELLERS' CONDOMINIUM / HOA DOCUMENT CHECKLIST

ADOPTED BY COLUMBUS REALTORS®

Seller is advised to obtain the following information and documents at time of listing. Per Paragraph 6.5 of the Residential Purchase Contract, Seller is required to deliver this information and these documents to Buyer immediately after contract acceptance.

1. Name of Owner's Association: Brookstone Community Association, Inc.
Contact Name: Pat Martin Phone: 614-818-9578
E-mail: _____

2. Condominium/HOA Board / Management Company Contact:
Officer Name: Noah Miller Phone: 877-405-1089
E-mail: nmiller@omnihoa.com

3. Contact information for any other mandatory membership association, if applicable;

4. Condominium Declaration and/or Deed Restrictions, and Bylaws of the owners' association (condominium or homeowners'), including all amendments to the Declarations or Deed Restrictions except amendments that only increase the number of units or homes subject to the Declaration or Deed Restrictions;*

5. A statement from the association regarding this home/unit, confirming when the next (assessment) payment is due, the amount of such payment, the amount of any pending special assessments(s), and that the account is current;*

6. Association Initiation Fee, Reserve Contribution, and Association Transfer Fee;

7. Minutes from the last 3 meetings of the directors or trustees of the owners' association;*

8. Minutes from the last meeting of members of the owners' association;

9. Most recent version of unrecorded Rules and Regulations, including Amendments to the Declaration, specifically, those affecting this unit or affecting changes in the common or limited common areas.*

10. Current Financial Statement showing the nature of the association's assets,* including:
A) Most current balance sheets, income and expense statements, and budget; and
B) Copy of the most recent reserve study.

* Denotes documents that a Condominium Association or Homeowners' Association must provide to a unit owner or homeowner upon request. Pursuant to Ohio Revised Code Section 5311.091, and 5312.07, Seller, as property owner, has the right to copies of documents to be provided at the reasonable cost of making copies.

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