Associa®

Welcome!

Congratulations on your new home,

We would like to take a minute to introduce Associa and welcome you to your new Community Association. Associa has been contracted by your community board of directors to oversee the day to day management and upkeep of your community's common areas and amenities.

We are in the process of setting up your account. In the next 30-45 days you will receive a welcome packet from Associa that will include the following important information:

- Where, when and how to make your community associations dues payment(s).
- An Owner Information Form that we ask you to complete and return to make ongoing communications and updates easier and more efficient.
- Information on how to set up and log into our online communication portal TownSq. You will need your assigned account number to do so and this info will also be included in your official welcome letter.
- An electronic debit authorization form for those communities where direct debit is an option.
- And various other information that directly pertains to your community, as each packet is customized by the individual board of directors.

In the meantime, should you have any questions regarding your association or need to speak with someone about your account or property improvements that may require board approval please feel free to reach out as directed below.

Associa Real Property Management –serving central Ohio and the surrounding areas

Customer Service customerservice@rpmanagement.com
614.766.6500

Associa Community Management Solutions –serving the southern Ohio and Northern Kentucky areas

Customer Service customerservice@rpmanagement.com
800.612.2299

Thank you and we look forward to working with you,

The Associa Family

Real Property Management & CMS
5550 Blazer PkwySte 175
Dublin, OH43017
Department: Escrow Department
Phone: (833) 462-3627

Community ARCHIVES®

Resale Disclosure Statement
Bentwood Farms HOA

Yes

Is RV/Boat storage permitted? If so, are there any restrictions?
Yes but in a garage only

What areas of the community is the owner responsible to maintain other than their Unit/Home/Lot?
None

INSURANCE INFORMATION

Insurer's Name?
Nationwide Property & Casualty Ins

Insurance Contact Name
(614) 486-5400

Insurance Contact Phone Number?
(614) 486-5400

Are any Common Area structures located in a Special Flood Hazard Area? **No**

The amount of fidelity coverage for Directors and Officers? **See Financials**

Does the Association have General Liability and Property Insurance coverage? **Yes**

Amount of Property insurance coverage? **$0.00**

Amount of General Liability Insurance? **$2,000,000.00**

MANAGEMENT COMPANY INFORMATION

Real Property Management & CMS
5550 Blazer Pkwy Ste 175
Dublin, OH 43017
Phone: (833) 462-3627

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Completed By:: ***Customer Service***

Statement Date: Aug 25, 2021

This information is being provided by Real Property Management & CMS as a courtesy to lenders and other real estate professionals. Although Real Property Management & CMS believes that the information provided is complete and accurate, the requesting party understands and acknowledges that this information is subject to change without notice and that Real Property Management & CMS is not responsible for any inaccurate or omitted information.

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155 W. Main St
Cols. OH 43215

VOL 592 PAGE 58

BENTWOOD FARMS-MALLARD POND

TRANSFER NOT NECESSARY
MAY 27 91
COUNTY AUDITOR, FAIRFIELD COUNTY OHIO

Partnership Filed 8-2-90
In Fairfield County
Gene Wood, Recorder
By _____ Deputy Recorder

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OWNERSHIP

Whereas, LeMac Limited Partnership ("LeMac"), an Ohio limited partnership, is the developer of Bentwood Farms Subdivision Section One and Mallard Pond Subdivision Section One (together "the Development"), adjacent residential subdivision sections in Fairfield County, Ohio, platted of record in Plat Cabinet 103, and Plat Cabinet 104 of the plat records of Fairfield County, Ohio, respectively, and

Whereas LeMac owns all of the residential lots in Bentwood Farms Subdivision Section One (Lots 1 thru 67) and the residential lots in Mallard Pond Subdivision Section One (Lots 1 thru 27) and certain areas ("Common Areas") hereinafter more specifically described which are to be held and maintained for the common use of all lot owners in the Development, and

Whereas, LeMac intends and desires that the further development of Bentwood Farms and Mallard Pond shall be in accordance with an architectural plan to be administered by an "Architectural Control Committee" for the economic and esthetic protection and benefit of all lot owners in the Development,

Now Therefore, LeMac hereby declares that each lot in the Development and the common areas (hereinafter described) is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth which shall run with said real property and be binding on all parties having any right, title or interest in said real property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

Architectural Control

1. To ensure architectural continuity and compatibility of the residences within the Development, an Architectural Control Committee composed of three members is hereby

created. The initial members are Sanford Goldston, Scott Rubin and Tom Cegelski, employees of Gemstar Homes, Inc., general partner in LeMac.

2. Members of the Architectural Control Committee shall serve until their incapacity, resignation, death, or termination as provided herein. A member may be terminated at any time and without cause by the owners of a majority of the lots in the Development. Any vacancy on the Committee shall be filled by the owners of a majority of the lots in the development.

3. No building, fence, wall, swimming pool or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration thereto, or any exterior addition to, change or alteration of a residence, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. The action of the Committee shall not be subject to review. In the event said Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection, addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this section will be deemed to have been fully complied with.

4. In requiring the submission of detailed plans and specifications as herein set forth, the parties hereto have in mind the development of said subdivision as an architecturally harmonious, artistic and desirable residential community and in approving or withholding its approval of any detailed plans and specifications so submitted, the Architectural Control Committee, may consider the appropriateness of the improvement contemplated with relation to improvements on contiguous or adjacent lots, its artistic and architectural merits, its adaptability to the lot on which it is proposed to be made, and such other matters as may be deemed to be in the interest and benefit of the owners of the lots in the Development as a whole and any determination made by the Architectural Control Committee in good faith shall be binding on all parties in interest.

5. The Architectural Control Committee, in addition to those remedies granted to it by law, such as the pursuit of court ordered injunctions and other judicial relief, shall have

the right in the event of any action or condition which the Architectural Control Committee determines to be in violation of these restrictions to enter the property upon which such violation is deemed by it to exist and to summarily abate and remove, at the expense of the owner thereof, the structure or condition deemed by it to be in violation hereof, and said Architectural Control Committee shall not by reason thereof be guilty in any manner of trespass for such entry, abatement or removal or be liable for damages by reason thereof to any person whomsoever. Any failure to enforce the conditions, covenants and restrictions of this Declaration shall not be deemed a waiver thereof or any acquiescence in or consent to any continuing, further or succeeding violation hereof. If, in the opinion of the Architectural Control Committee by reason of the shapes, dimensions or topography of a particular lot in the subdivision, enforcement of these restrictions with respect to size of structure would constitute a hardship, the Architectural Control Committee may permit a variation which will in its judgment be in keeping with the maintenance of this subdivision as a desirable subdivision.

ARTICLE II

General Plan Of Restrictions

1. The lots within the Development shall be used for private single family residence purposes only, by the owner, his family and tenants and no buildings shall be erected on any lot except one single private dwelling house with basement, and one attached or integrated garage with space for not less than two automobiles.

2. A two story residence shall contain a minimum of 1500 square feet of living area, exclusive of porches; a one and one half story residence shall have a minimum of 1250 square feet of living area, exclusive of porches; and a ranch or single story residence shall have a minimum of 1000 square feet of living area, exclusive of porches.

3. No structure or any part thereof, other than a fence, hedge, wall, or other enclosure which shall first have been approved as provided in paragraph 3, Article I, shall be erected, placed or maintained on any lot nearer to the front or street line or lines than the building setback line or lines shown on the recorded plats. No structure of any sort shall be erected, placed or maintained on any lot nearer to any side lot line or rear lot line than

shall be required by the appropriate zoning and building requirements of the Fairfield County Building Department.

4. No portion of any residential lot or structure thereon shall be used or permitted to be used for any business purpose whatsoever and no noxious, offensive, or unreasonable disturbing activity shall be carried on upon any part of said Development, nor shall anything be done thereon which may be or become an annoyance or nuisance in said subdivision.

5. No trailer, basement, tent, shack, garage, barn, house, car, or other temporary shelter or housing device shall be maintained or used as a residence, temporarily or permanently, in said Development. No dwelling erected in said Development shall be used as a residence until the exterior thereof has been completed in accordance with the detailed plans and specifications approved therefor as provided in paragraph 3, Article I above.

6. No clotheslines shall be located on any lot except for a removable folding umbrella type.

7. Any truck, motorcycle, boat, bus, tent, house, car, camper, trailer or other similar housing or recreational device, if stored on any said lot, shall be housed within a garage building. (ATTACHED)

8. No portion of any residential lot, except the interior of the residential dwelling located thereon and appurtenant garage, shall be used for the storage of automobiles, trailers, motorcycles or other vehicles whether operative or not, scrap, scrap iron, water, paper, or glass, or any reclamation products, parts or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvement may be stored thereon; provided, however, any building material not incorporated in said improvement within ninety (90) days after its delivery to such lot shall be removed therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof. No sod, dirt or gravel other than incidental to construction of approved improvements, shall be removed from said lots without the written approval of the Architectural Control Committee.

9. No portion of any lot nearer to any street than the building setback line or lines shown upon the recorded plats of the subdivisions shall be used for any purpose other than

that of a lawn; provided, however, this covenant shall not be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds, ornamental plants, statuary, fountains, fence, hedge, wall or other enclosure which shall first have been approved by the Architectural Control Committee which shall act with a view to the aestheticism of the proposed improvement.

10. No weeds, underbrush, or other unsightly growths or objects of any kind, shall be placed, be permitted to grow, or suffer to remain on any part of said premises. No trash burner, outdoor fireplace, or other device expelling gas or smoke shall be placed within twenty (20) feet of any adjoining lot line.

11. No television antennas shall be attached to the exterior of any residence. No towers of any kind, including, but not limited to, television, satellite dish, radio and/or microwave towers, shall be erected, placed or maintained on any lot in said subdivision.

12. No tank for the storage of propane gas, fuel oil, gasoline or similar liquid or fluid shall be located on a lot either below or above ground.

13. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, that they are limited in number so as not to cause a nuisance or disturbance of others, and that they are not permitted to run loose.

14. No sign or billboard of any kind shall be erected or maintained on any lot except signs used by Owners to advertise lots and residences for rent or for sale, provided such signs shall be first approved by the Architectural Control Committee.

15. No lot owner shall impair any easement without first obtaining the written consents of the Association and the lot owner or owners for whose benefit such easement exists.

16. The Architectural Control Committee shall have the sole and exclusive right to establish grades and slopes on all lots in said Development and to fix the grade at which any residence shall hereafter be erected or placed thereon so that the same may conform to the general plan of development. All such grades and slopes shall be established on the engineering plans submitted to and approved by the Architectural Control Committee.

17. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored and maintained in containers entirely within the garage or basement. However, rubbish, debris, combustible and non-combustible, and garbage may be stored in outside

containers if approved by the Architectural Control Committee. Additional regulations for the storage, maintenance, and disposal or rubbish, debris, leaves and garbage may from time to time be established by the Architectural Control Committee or their successors and assigns.

18. No well for the production of gas, water, oil or otherwise, whether intended for temporary or permanent purposes, shall be drilled or maintained on any lot, nor shall such premises be otherwise used in any way which may endanger the health or unreasonably disturb the peaceable use of adjoining premises.

19. An owner of a lot upon which a home has been constructed shall preserve the exterior of such home in good condition and repair and shall maintain such home in such condition that it does not detract, financially or aesthetically, from the overall appearance of the Development as an upper middle financial class community. An owner of an unimproved lot in the Development shall keep it free of all debris, weeds and bushes (other than ornamental bushes) and shall keep any grass therein mowed to a height not exceeding eight inches.

20. Any violation or attempt to violate any of the covenants or restrictions herein while the same are in force shall be unlawful. Any person or persons owning any lot in said Development may prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions to prevent him or them from so doing to cause the removal of any violation and to recover damages or other dues for such violation or attempted violation.

ARTICLE III

Home Owners Association

1. Mallard Pond-Bentwood Farms Association ("Association") is a non profit corporation formed or to be formed by Declarant under the laws of Ohio to manage the affairs of the Development not otherwise delegated to the Architectural Control Committee.

2. Every person or entity who is a record owner of a lot in the Development shall be a member of Association. Membership shall be appurtenant to and not be separated from

ownership of a lot. Owner-members shall be bound by the regulations of Association and all agreements and determinations lawfully made by Association in accordance with its regulations and this Declaration. An owner-member shall have one vote for each lot owned.

3. Association shall be empowered to levy, assess and collect, and each lot owner by accepting a deed therefor, whether or not it is expressed in such deed, is deemed to covenant and agree to pay to Association an annual assessment and such special assessments as Association determines from time to time to be necessary to manage the affairs of the Development, including the maintenance of the common areas conveyed or to be conveyed to Association in accordance with Article IV herein. Assessments against lots within the same subdivision shall be equal in amount. Assessments as between lots in Mallard Pond subdivision and lots in Bentwood Farms subdivision shall be in the ratio of 1.2 to 1, respectively. The annual and special assessments, together with such interest and costs of collection thereof as are hereafter provided, shall be a charge and a continuing lien upon the lot against which such assessment is made. Each such assessment, together with interest and cost of collection thereof shall also be the personal obligation of the person who was the owner of the lot at the time the assessment became due.

4. The annual assessment and any special assessment levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the members of the Association and for the improvement and maintenance of the common area hereafter described. No officer or member of the board of trustees of the Association shall receive any fee or compensation for serving in such office.

5. The annual assessment shall be on a calendar year basis commencing on the first day of the month following the conveyance of the common areas in accordance with Article IV, paragraph 2 herein. Any annual assessment for the first year shall be adjusted according to the number of months remaining in the calendar year. The Board of Trustees of Association shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be mailed to each owner by US mail first class postage prepaid. The payment date shall be established by the Board of Trustees. The Association shall, up-

on demand, furnish a certificate signed by an officer setting forth whether the assessments, annual or special, on a specified lot have been paid. The notice provisions for the annual assessment shall also apply to any special assessment levied by the Board of Trustees.

6. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten per cent (10%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment or conveyance of his lot.

7. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE IV

Common Areas

1. The Common Areas of the Development consist of a approximately 6.878 acre pond, a drainage way and wooded area and a landscapped buffer strip of land between the Development and Refugee Road, which areas are shown as Reserve A on Exhibit "A" attached hereto and incorporated herein.

2. Declarant, LeMac, will convey the Common Areas to Association, free and clear of all liens and encumbrances when in Declarant's opinion Association is able to maintain the same, but no later then the sale by LeMac of all lots in Bentwood Farms Section One and Mallard Ponds Section One subdivisions.

3. Subject to the right of the Board of Trustees of the Association to promulgate rules for the use and protection of the Common Areas, every member of the Association shall have a right to use and enjoy the Common Areas in common with every other member of the Association.

4. Every Association member may delegate, in accordance with any rules adopted by the Board of Trustees, his right to enjoyment of the Common Areas to the members of his family, his tenants, or contract purchases who reside on the property.

ARTICLE V

Expansion Of Development Property

1. In addition to Bentwood Farms Section One and Mallard Pond Section One, the "Development" herein, Developer owns additional adjacent land (described in Exhibit "B"), which it intends to subdivide, or has subdivided, into additional sections of Bentwood Farms and Mallard Pond subdivisions. Developer reserves the right to extend or add to this Declaration such additional sections or any part thereof.

2. Developer's right to extend or expand the Declaration hereunder shall continue for as long as it owns any lots or lot in Bentwood Farms Section One and Mallard Pond Section One or until December 31, 1998, whichever earlier occurs. Lots within additional sections of Bentwood Farms and Mallard Pond subdivisions may be added from time to time without requirement as to the number added at any one time or the total number added. Nor is any proportion required as between subdivisions.

3. All lots added by Developer shall thereafter be held, transferred, sold, conveyed and occupied subject to the conditions, covenants, restrictions, easements, charges and liens contained in this Declaration and the owner or owners thereof shall be entitled to all rights and subject to all obligations imposed upon owners hereunder. Expansion lots shall be assessed at the same rate as the original lots in the same subdivision.

4. Additions of lots to this Declaration shall be effected by amendment or amendments executed by Developer and filed for record with the Recorder of Fairfield County.

ARTICLE VI

General Provisions

1. The Association or any lot owner shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, liens and charges now or here-

after imposed by the provisions of this Declaration. Failure by the Association or by any lot owner to enforce any covenant or restriction or other obligation herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. Invalidation of any one or more of the restrictions, covenants or other provisions contained in this Declaration by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

3. The covenants, restrictions and other provisions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date of its recording with the Recorder of Fairfield County, Ohio and shall be automatically extended for successive periods of ten (10) years unless terminated as provided herein. This Declaration may be amended or terminated during the initial term by an instrument in writing signed by the owners of not less than seventy-five percent (75%) of the lots within the Development and thereafter by an instrument signed by the owners of not less than sixty-six percent (66%) of the lots in the Development. Any instrument of termination or amendment shall be recorded with the Recorder of Fairfield County, Ohio.

IN WITNESS WHEREOF the Declarant has executed this Declaration this 17th day of MAY, 1991.

77980

LeMac Limited Partnership
by Gemstar Homes, Inc., General Partner

Witnesses:

RECEIVED IN FAIRFIELD COUNTY, OHIO
3:42 O'CLOCK P M
RECORDED MAY 28 1991
RECORD VOL. 592 PAGE 58

Scott A. Rubin, President

MAY 28 1991

County of Franklin
State of Ohio, SS

Gene Wood
Recorder, Fairfield County, Ohio

The foregoing instrument was acknowledged by Scott A. Rubin, President of Gemstar Homes, Inc., a Ohio corporation, and general partner in LeMac Limited Partnership, a limited partnership, on behalf of Limited Partnership, this 17th of MAY, 1991.

Notary Public

SUSAN K. JONES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 15 1994

This instrument prepared by:
GEMSTAR HOMES, INC.
6880 Tussing Road, Reynoldsburg, Ohio 43068

DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
10/31/2018	201830302630	NONPROFIT - CERTIFICATE OF CONTINUED EXISTENCE (CCE)	25.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

BRENTWOOD FARMS-MALLARD POND HOMEOWNERS ASSOCIATION
ATTN CURT ANDERSON
12348 THOROUGHBRED DR.
PICKERINGTON, OH 43147

STATE OF OHIO
CERTIFICATE

Ohio Secretary of State, Jon Husted

796531

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

BENTWOOD FARMS - MALLARD POND ASSOCIATION

and, that said business records show the filing and recording of:

Document(s)	Document No(s):
NONPROFIT - CERTIFICATE OF CONTINUED EXISTENCE **Effective Date: 10/29/2018**	**201830302630**

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

Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 31st day of October, A.D. 2018.

Jon Husted

Ohio Secretary of State

Architectural Control Committee Guidelines

Bentwood Farms/Mallard Pond, Version 1, May 1999

The Architectural Control Committee (ACC) is responsible for reviewing all projects outside the home. The purpose of the ACC is to maintain the community as an architecturally harmonious, artistic, and desirable residential upper middle financial class community. This set of guidelines is derived from the deed restrictions, and is designed to assist the homeowners in planning their outdoor projects. If you have any questions about these guidelines, or home improvements in general, please contact an ACC member. The three members of the ACC are currently Bob Parker 860-1955, Jeff Wilson 861-2007, and Jim Miller 868-5554 or 575-2237.

Fences
Fences are limited to 4' high, including posts. Fences may not extend past the front of the house. Chain link fences are not permitted. Privacy fences are not permitted. All other fences must be submitted for approval. In general, split rail and picket fences are acceptable if the blend with adjacent lots.

Decks & Patios
Plans for decks and patios must be submitted for approval. In general, plans produced by professional builders are approved as submitted. The primary concerns are aesthetics and the quality of materials.

Walls
Plans for walls must be submitted for approval, except for stone edging blocks and landscape timbers used to edge flower beds.

Playsets
Wooden playsets and playhouses must be submitted for approval. Metal swingsets ARE PERMITTED. Plastic children's playhouses such as Little Tykes are permitted behind the home.
ALL PLAYSETS MUST BE KEPT LOOKING NICE, AND IN GOOD REPAIR.

Pools
Above-ground pools are not permitted, with the exception of portable children's wading pools no deeper than 24 inches and no wider than 8 feet. Wading pools must be removed over the winter. Plans for in-ground pools must be submitted for approval, and must include fencing around the pool or the yard.

Ponds
Plans for decorative ponds must be submitted for approval. Ponds are only acceptable in the rear.

Hot Tubs
Plans for hot tubs and enclosures must be submitted for approval.

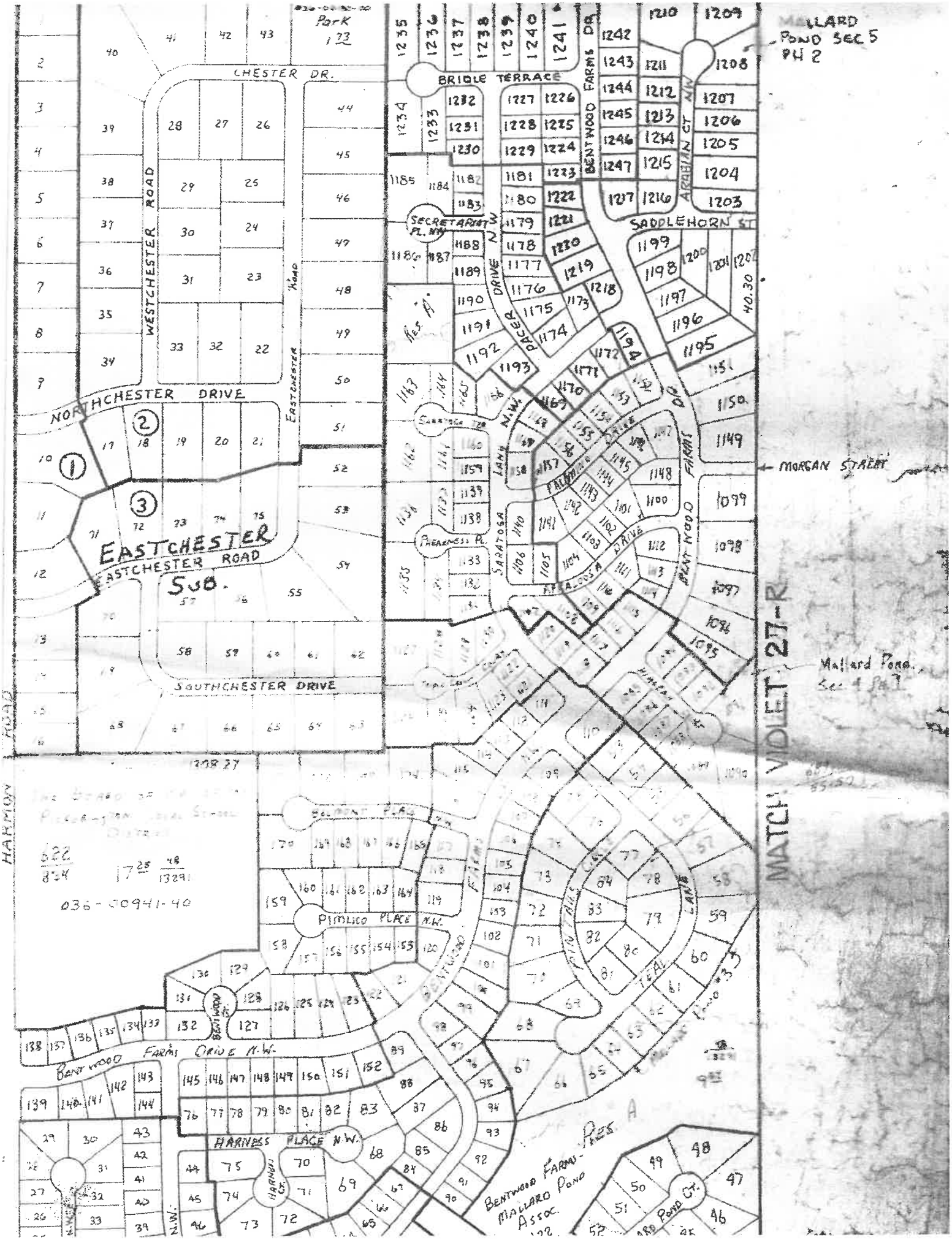
Mailboxes
Replacement mailboxes and posts must be consistent with the overall community design, i.e. wooden 4x4 posts.

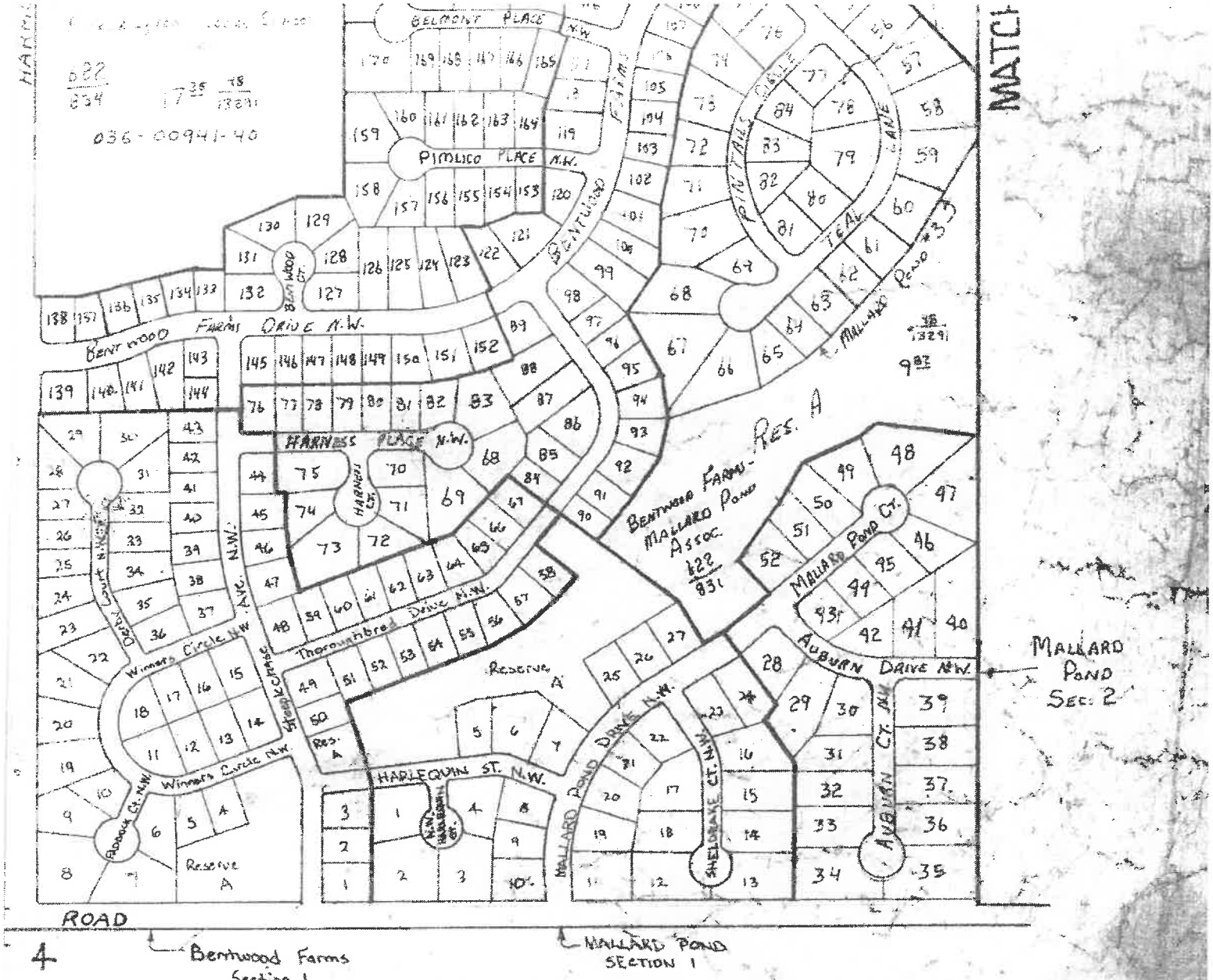
Sheds
No sheds of any type are permitted.

Statuary
Lawn ornaments and statuary must be aesthetically integrated with landscaping. Freestanding items such as windmills and life-size deer are not permitted in the front yard. Significant sizes or quanitities must be submitted for approval.

Landscaping
The only restiction on landscaping is that it must be maintained consistent with the community. Article 2 Paragraph 10 prohibits weeds, underbrush, and other unsightly growths or objects of any kind.

Other
No clotheslines are permitted except the removable umbrella type. No building materials or scrap may remain on the lot longer than 90 days. All improvements must be completed within one year from the start of construction. Trees may not be planted in the lawn between the street and the sidewalk. No doghouses or other such animal pens are permitted.


EASTCHESTER
EASTCHESTER ROAD
SUB.
CHESTER DR.
NORTHCHESTER DRIVE
SOUTHCHESTER DRIVE
WESTCHESTER ROAD
EASTCHESTER ROAD
BRIDLE TERRACE
SECRETARIAT PL. NW
PACER DRIVE N.W.
SARATOGA LANE N.W.
PALOMA PL.
PIMLICO PLACE N.W.
HARNESS PLACE N.W.
HARNESS CT.
BENTWOOD FARMS DR.
BENTWOOD FARMS DRIVE N.W.
ARABIAN CT. NW
SADDLEHORN ST.
MORGAN STREET
MALLARD POND SEC 5 PH 2
MATCH VIOLET 27-R
Mallard Pond Sec 4 Ph 2
BENTWOOD FARMS-MALLARD POND ASSOC.
Pond Ct.
HARMONY ROAD
036-30941-40


MATCH
HARNESS
022
034
036-00941-40
BELMONT PLACE N.W.
PIMLICO PLACE N.W.
BENTWOOD FARMS DRIVE N.W.
HARNESS PLACE N.W.
Winners Circle N.W.
Thoroughbred Drive N.W.
HARLEQUIN ST. N.W.
MALLARD POND DRIVE N.W.
AUBURN DRIVE N.W.
Reserve A
RES. A
BENTWOOD FARMS-MALLARD POND ASSOC.
MALLARD POND SEC. 2
ROAD
Bentwood Farms Section 1
MALLARD POND SECTION 1
4
SECTION - 28
TWP - 16

Real Property Management & CMS
5550 Blazer PkwySte 175
Dublin, OH43017
Department: Escrow Department
Phone: (833) 462-3627

Community ARCHIVES®

Resale Disclosure Statement
Bentwood Farms HOA

PLEASE REFER TO PAGE 2 FOR COMPLETE ESCROW INSTRUCTIONS AND DETAILS

Statement Date: Aug 25, 2021

Property Address: 12870 Pacer Drive | Pickerington, OH 43147
Order Date: 8/25/2021, 8:45:48 AM
Order #: SUUCR
Requested By: Cathy Merriman
Phone #:
Contact Name: CATHY MERRIMAN
Contact Phone: 614-855-6870
Contact Email: cmerriman@esquiretitle.com

Escrow #: 21-16337
Owner/Seller: Dwane and Christine Haggy
Closing Date: 8/30/2021
Buyer's Name: Pierry, Kerline and Sergio Fontaine
Buyer's Address:
City, State Zip: ,
Buyer's Phone #:

FEES DUE TO Real Property Management & CMS

Document Processing Fees		Amount
Core Documents		$210.00
Add On Documents		$0.00
Priority		$125.00
Shipping		$0.00
Convenience Fees		$13.40
Credits		
	Amount Paid	$348.40
	Other Credits	$0.00
	Order Balance Due:	$0.00
Post Closing Fees		
	Legacy Account Closure Fee	$175.00
	Other 1	$0.00
	Other 2	$0.00
	Other 3	$0.00
	Total Due (Order Balance Due plus Post Closing Fees):	$175.00

Please reference ALL order number(s) from above on all checks you issue.

ALL FEES/AMOUNTS PAYABLE AT CLOSING
Mail all payments to: Real Property Management & CMS
1225 Alma Rd Ste 100
Richardson, 75081

PLEASE PROVIDE SEPARATE CHECKS FOR AMOUNTS BELOW:

Please collect $175.00 payable to Real Property Management & CMS for above noted fees.

Please collect $75.00 payable to Bentwood Farms HOA for Association fees (see page 2 for Comments & Fee Details)

Please provide Real Property Management & CMS with a copy of the Grant Deed / Assignment of Lease/Deed AND Mortgage, or Agreement of Sale

This information is being provided by Real Property Management & CMS as a courtesy to lenders and other real estate professionals. Although Real Property Management & CMS believes that the information provided is complete and accurate, the requesting party understands and acknowledges that this information is subject to change without notice and that Real Property Management & CMS is not responsible for any inaccurate or omitted information.

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Spread Report
Bentwood Farms HOA
Operating
2021 Budget Approved

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Assessment Income													
4000 -- Operating Assessments	0	0	0	42,100	0	0	0	0	0	0	0	0	42,100
Total Assessment Income	0	0	0	42,100	0	0	0	0	0	0	0	0	42,100
Total Operating Income	0	0	0	42,100	0	0	0	0	0	0	0	0	42,100
Administrative													
5000 -- General Administrative	209	209	210	209	209	209	209	209	210	209	209	209	2,510
Total Administrative	209	209	210	209	209	209	209	209	210	209	209	209	2,510
Insurance													
5400 -- Insurance Premiums	117	116	117	117	116	117	117	116	117	117	116	117	1,400
Total Insurance	117	116	117	117	116	117	117	116	117	117	116	117	1,400
Utilities													
6000 -- Electric Service	138	137	138	137	138	137	138	137	138	137	138	137	1,650
Total Utilities	138	137	138	137	138	137	138	137	138	137	138	137	1,650
Landscaping													
6100 -- Landscape-Grounds Annual Contract	0	0	2,055	2,055	2,055	2,055	2,055	2,055	2,055	2,055	2,055	2,055	20,550
6145 -- Mulch	0	0	0	0	4,000	0	0	0	0	0	0	0	4,000
Total Landscaping	0	0	2,055	2,055	6,055	2,055	2,055	2,055	2,055	2,055	2,055	2,055	24,550
Professional Services													
7020 -- Legal Services	292	291	292	292	291	292	292	291	292	292	291	292	3,500
7025 -- Legal Services - Collections	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000
7040 -- Management Fees	495	495	495	495	495	495	495	495	495	495	495	495	5,940
Total Professional Services	787	786	1,787	787	786	787	787	786	787	787	786	787	10,440
Taxes													
9015 -- Real Estate Taxes	275	275	0	0	0	0	0	0	0	0	0	0	550
Total Taxes	275	275	0	0	0	0	0	0	0	0	0	0	550

Spread Report
Bentwood Farms HOA
Operating
2021 Budget Approved

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Other Expenses													
9105 -- Reserve Contribution Expense	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Total Other Expenses	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Total Operating Expense	1,526	1,523	4,307	4,305	7,304	3,305	3,306	3,303	3,307	3,305	3,304	3,305	42,100
Total Operating Net Income / (Loss)	(1,526)	(1,523)	(4,307)	37,795	(7,304)	(3,305)	(3,306)	(3,303)	(3,307)	(3,305)	(3,304)	(3,305)	0

Spread Report
Bentwood Farms HOA
Reserves
2021 Budget Approved

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Investment Income													
4905 -- Reserve Contribution Income	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Total Investment Income	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Total Reserves Income	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Total Reserves Net Income / (Loss)	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
Total Association	(1,526)	(1,523)	(4,307)	38,795	(7,304)	(3,305)	(3,306)	(3,303)	(3,307)	(3,305)	(3,304)	(3,305)	1,000

Balance Sheet Report
Bentwood Farms HOA
As of June 30, 2021

	Balance Jun 30, 2021	Balance May 31, 2021	Change
Assets			
Operating Funds			
1000 - Union Bank Operating #3982	44,917.79	46,662.60	(1,744.81)
Total Operating Funds	**44,917.79**	**46,662.60**	**(1,744.81)**
Accounts Receivable			
1500 - Accts Receivables-Owners	25,325.60	27,889.00	(2,563.40)
Total Accounts Receivable	**25,325.60**	**27,889.00**	**(2,563.40)**
Prepaid Expenses			
1600 - Prepaid Insurance	1,421.00	0.00	1,421.00
Total Prepaid Expenses	**1,421.00**	**0.00**	**1,421.00**
Other Current Assets			
1770 - Resale Balances	480.00	480.00	0.00
Total Other Current Assets	**480.00**	**480.00**	**0.00**
Total Assets	**72,144.39**	**75,031.60**	**(2,887.21)**
Liabilities			
Accounts Payable			
2000 - Accounts Payable	116.79	88.78	28.01
2025 - Transfer Fee Payable	250.00	350.00	(100.00)
2060 - Insurance Payable	1,416.00	0.00	1,416.00
Total Accounts Payable	**1,782.79**	**438.78**	**1,344.01**
Accrued Expenses			
2395 - Other Accrued Expenses	120.00	159.00	(39.00)
Total Accrued Expenses	**120.00**	**159.00**	**(39.00)**

Balance Sheet Report
Bentwood Farms HOA
As of June 30, 2021

	Balance Jun 30, 2021	Balance May 31, 2021	Change
Liabilities			
Prepaid Assessments			
2550 - Prepaid Assessments	853.00	730.00	123.00
Total Prepaid Assessments	**853.00**	**730.00**	**123.00**
Other Liabilities			
2026 - New Account Setup Fee	300.00	525.00	(225.00)
Total Other Liabilities	**300.00**	**525.00**	**(225.00)**
Total Liabilities	**3,055.79**	**1,852.78**	**1,203.01**
Owners' Equity			
Owners Equity - Prior Years			
3000 - Operating Fund Balance	36,044.60	36,044.60	0.00
Total Owners Equity - Prior Years	**36,044.60**	**36,044.60**	**0.00**
Total Owners' Equity	**36,044.60**	**36,044.60**	**0.00**
Net Income / (Loss)	**33,044.00**	**37,134.22**	**(4,090.22)**
Total Liabilities and Equity	**72,144.39**	**75,031.60**	**(2,887.21)**