



Prescribed by:

The Ohio Secretary of State
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Expedite this Form: (Select One)	
<input type="radio"/> Yes	PO Box 1390 Columbus, OH 43216 <small>*** Requires an additional fee of \$100 ***</small>
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INITIAL ARTICLES OF INCORPORATION
(For Domestic Profit or Nonprofit)
Filing Fee \$125.00

THE UNDERSIGNED HEREBY STATES THE FOLLOWING:

(CHECK ONLY ONE (1) BOX)

<input type="checkbox"/> (1) Articles of Incorporation Profit (113-ARF) ORC 1701	<input checked="" type="checkbox"/> (2) Articles of Incorporation Non-Profit (114-ARN) ORC 1702	<input type="checkbox"/> (3) Articles of Incorporation Professional (170-ARP) Profession ORC 1785
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Complete the general information in this section for the box checked above.

FIRST: Name of Corporation Tidewater Homeowners' Association

SECOND: Location New Albany Franklin
(City) (County)

Effective Date (Optional) _____
(mm/dd/yyyy) Date specified can be no more than 90 days after date of filing. If a date is specified, the date must be a date on or after the date of filing.

Check here if additional provisions are attached

Complete the information in this section if box (2) or (3) is checked. Completing this section is optional if box (1) is checked.

THIRD: Purpose for which corporation is formed

The purposes for which the Association is formed are to be and act as the owners association for the
Tidewater at New Albany subdivision, to provide for the administration and maintenance, preservation, and
architectural control of certain property, and to promote the health, safety, and welfare of the owners of
property in Tidewater, as described in the additional provisions attached hereto as Attachment 1.

Complete the information in this section if box (1) or (3) is checked.

FOURTH: The number of shares which the corporation is authorized to have outstanding (Please state if shares are common or preferred and their par value if any)

(Refer to instructions if needed)

_____	_____	_____
(No. of Shares)	(Type)	(Par Value)

Completing the information in this section is optional

FIFTH: The following are the names and addresses of the individuals who are to serve as initial Directors.

Susan Casby
(Name)
495 South High Street, Suite 150
(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Columbus Ohio 43215
(City) (State) (Zip Code)

Douglas Hill
(Name)
495 South High Street, Suite 150
(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Columbus Ohio 43215
(City) (State) (Zip Code)

Charles P. Driscoll
(Name)
495 South High Street, Suite 150
(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Columbus Ohio 43215
(City) (State) (Zip Code)

REQUIRED
Must be authenticated
(signed) by an authorized
representative
(See Instructions)

[Signature Box]

Authorized Representative

[Date Box]

Date

Charles P. Driscoll
(Print Name)

[Address Line 1]

[Address Line 2]

[Signature Box]

Authorized Representative

[Date Box]

Date

(Print Name)

[Address Line 1]

[Address Line 2]

[Signature Box]

Authorized Representative

[Date Box]

Date

(Print Name)

[Address Line 1]

Attachment 1

ADDITIONAL PROVISIONS

To the

INITIAL ARTICLES OF INCORPORATION

OF

TIDEWATER HOMEOWNERS' ASSOCIATION

ARTICLE III (Continued)

Purpose and Powers

The Association is an association of the owners of lots in a residential development known as "Tidewater at New Albany" situated in the Village of New Albany, Franklin County, Ohio. The purposes for which the Association is formed are set forth in the Initial Articles of Incorporation to which this is attached, and, specifically, the following:

- (a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in these Initial Articles of Incorporation (the "Articles"), the "Declaration of Covenants, Easements, Restrictions, Assessment Liens, and Tidewater Homeowners' Association" (the Declaration"), recorded as Instrument No. 200604270078970, records of the Recorder's Office of Franklin County, Ohio, and the Code of Regulations of the Association (the "Code of Regulations"), and all amendments to the foregoing documents;
 - (b) fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration, and pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;
 - (c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, or otherwise dispose of real or personal property in connection with the affairs of the Association;
 - (d) borrow money to fulfill its purposes and invest reserves and excess funds in government insured accounts or such other investments as the members approve;
 - (e) administer and enforce terms, conditions, covenants, restrictions and regulations upon, under and subject to which the Association or any part thereof may now or hereafter be used, and fix and provide any such terms, conditions, covenants, restrictions and regulations, and administer, enforce, alter, amend, change, add to, extend, waive, or terminate, in whole or in part, any of the same;
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- (f) have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 1702 may now or hereafter have or exercise by law; and
- (g) take any action necessary, expedient, incidental, appropriate or convenient to the carrying out of the foregoing purposes.

The Association shall not do any act or enter into any agreement or transaction in a manner which would violate any provision of Chapter 1702 of the Ohio Revised Code or the provisions of these Articles, the Declaration, or the Code of Regulations, all as amended.

ARTICLE V (Continued)

Board of Directors (Managers)

The names and addresses of the persons who are initially to act in the capacity of Directors are set forth in the Initial Articles of Incorporation to which this attachment is appended. The number, qualifications, manner and time of selection of successor Directors, and their terms of office, shall be as set forth in the Code of Regulations.

The Board of Directors shall have all of the powers and all of the duties of the board of directors as defined in Chapter 1702 of the Revised Code of Ohio, except as such powers may be limited or expanded by the provisions of these Articles, the Declaration or the Code of Regulations.

(ADDITIONAL PROVISIONS)

ARTICLE VI

Membership

Every holder of a recorded fee simple interest in a single-family lot (hereinafter a "Lot") in Tidewater at New Albany, or in the case of a Lot the subject of a recorded land installment contract, the vendee, or vendees under that installment contract, shall be a member of the Association, and is referred to herein as a "Member". Membership shall be appurtenant to and may not be separated from ownership of such property, and transfer of such property shall automatically transfer membership to the transferee. Voting rights of Members shall be as set forth in the Declaration and Code of Regulations.

ARTICLE VII

Notice and Quorum

Notice and quorum requirements shall be in accordance with the provisions of the Code of Regulations.

ARTICLE VIII

Duration

The Association shall exist so long as the provisions of the Declaration are applicable to Tidewater at New Albany.

ARTICLE IX

Dissolution

The Association may be dissolved only with the same consents as are required to terminate the provisions of the Declaration.

ARTICLE X

Definitions

All terms used herein shall have the same meanings as set forth in the Declaration.

ARTICLE XI

Amendments

These Articles may be amended only under the same terms and conditions, and with the same approvals, as are provided in the Declaration for its amendment.

Complete the information in this section if box (1) (2) or (3) is checked.

ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporators of Tidewater Homeowners' Association hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

Calvin T. Johnson, Jr.

(Name)

50 West Broad Street, Suite 3300

(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Columbus

(City)

Ohio

43215

(Zip Code)

Must be authenticated by an authorized representative

Charles P. Durrell
Authorized Representative

3/8/11
Date

Authorized Representative

Date

Authorized Representative

Date

ACCEPTANCE OF APPOINTMENT

The Undersigned, Calvin T. Johnson, Jr., named herein as the
Statutory agent for, Tidewater Homeowners' Association
, hereby acknowledges and accepts the appointment of statutory agent for said entity.

Signature: _____
(Statutory Agent)