

EXTENDER TO
ARTICLES OF INCORPORATION
OF
WASHINGTON PLACE LAKE ASSOCIATION, INC.

ARTICLE III
PURPOSE AND POWERS

This non-profit corporation, sometimes referred to as the Association, does not contemplate pecuniary gain or profit to its members, and the general purpose for which it is formed is to act as the owners' association for the real estate development referred to above, i.e. the Washington Place Subdivision Adjacent to Washington Lake. That real estate development will be created by filing for record with the Van Wert County Recorder a Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to that development.

There is a possibility that Washington Place Subdivision Adjacent to Washington Lake will be expanded in the future by adding more land. If and when additional property is added to the development of the Washington Place Subdivision Adjacent to Washington Lake, it will be through the process of additional plats being filed, with the plat covenants making the additional Lots subject to the provisions of the Declaration.

The subsidiary purposes for which this Association is formed include providing an entity (this Association) to maintain the Easement Areas, as that term is defined in the Declaration and administering all provisions of the Declaration. For these purposes the Association shall have power:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, in these Articles and in the Regulations of this Association, as those documents may be amended from time to time;

(b) To fix, levy, collect, and enforce payment of all assessments and charges levied pursuant to the terms of the Declaration;

(c) To pay all expenses incurred by the Association for or incidental to the exercise of the powers of this Association or to accomplish its purposes;

(d) To acquire by any method and to own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of this Association;

(e) To borrow money and (with the assent of two-thirds of the members, such assent to be given by oral vote, written proxy, or other form of written consent at, for, or in connection with a meeting of members called to discuss and/or decide such matter) to pledge, assign, or encumber any or all of its personal property, including accounts receivable in the form of unpaid assessments and also including assessment liens, all as security for money borrowed or debts incurred;

(f) To obtain, pay for, and maintain insurance for the protection of land subject to the Declaration and of owners and occupants of any portion of the property subject to the Declaration, to the extent permitted or required by the Declaration, including but not limited to general or public liability insurance, fire and extended coverage insurance on improvements, vandalism, and windstorm insurance, financial surety bonds, and officers' and trustees' insurance;

(g) To do any and all other things necessary, expedient, incidental, appropriate, or convenient to the carrying-out of the foregoing purposes, or which will promote the common benefit and enjoyment of the occupants of the Lots included within the Washington Place Subdivision Adjacent to Washington Lake, to the extent not prohibited from doing so by the terms and conditions of the Declaration; and

(h) To have and exercise any and all powers, rights, and privileges which a corporation organized under the non-profit corporation laws of the State of Ohio may now or hereafter have or exercise under the state statutes, to the extent not inconsistent with the purposes of this Association or the terms and conditions of the Declaration.

ARTICLE IV

DEFINITIONS

The terms used in these Articles of Incorporation shall have the same meaning as defined in the Declaration of Covenants, Conditions, and Restrictions that will be recorded to establish a residential real estate development for lots located in Washington Place Subdivision Adjacent to Washington Lake, together with any additional lots subsequently added to that real estate so as to be made subject to the Declaration, hereinafter collectively referred to as the Washington Place Subdivision Adjacent to Washington Lake.

ARTICLE V

MEMBERSHIP; VOTING RIGHTS

Members shall be entitled to one vote for each Lot owned which shall be exercised in accordance with the terms and conditions set forth in the Declaration and Regulations of the Association.

ARTICLE VI

TRUSTEES

The number of trustees constituting the initial trustees of the Association is three (3) and the names and addresses of the persons who are to serve as the initial trustees are:

<u>Name</u>	<u>Address</u>
Jerry B. Stachler	4440 Fairground Road Celina OH 45822
Craig Valentine	1512 Mary Lane Celina OH 45822
Randy K. Bruns	3664 Menchhofer Road Coldwater, OH 45828

Any trustee holding office through appointment in these Articles (or through subsequent appointment by the Developer) may resign prior to expiration of his/her term, and may also be removed by the Developer with or without cause. Any vacancy caused by resignation, removal, or death of such appointed trustee may be filled by the Developer appointing a successor trustee for the balance of the unexpired term.

ARTICLE V

DISSOLUTION

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event the acceptance of such distribution is refused, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.