



COMMUNITY HISTORY

SELDOM SEEN ACRES CONDO ASSOCIATION

Developed May 2018

Preface

I was reviewing our documents and all 33 addendum's that are recorded on the Delaware County web site and as I was doing that an idea came to mind, why don't I develop a history of our community for all residents to have and read. Sometimes it is nice to know how all of this happened over the years. So the following history is taken from these documents and also asking questions of some of the first residents, Mark Gicale our first President still living in the community as well as others. I hope you find this interesting and educational as you read through it. It will show the progression of our community from 2005 to now 2018. I hope you enjoy. As I understand the farm land here was very much a swamp prior to developing it as it is today.

Romanelli and Hughes was the developer of the community with the intent of building 82 units and started building in 2005 as phase 1. Sometime thereafter the downturn in the market came and they stop building. After the market turned around they started building again in 2009 and worked out a deal with Epcon to develop 50 units on the west side of the property as phase 2 and R&H still maintained as the developer.

Michael Sherrow 5-21-2018

History

Some time prior to September 2005 Romanelli and Hughes purchased the property located at the corner of Seldom Seen Road and Sawmill Parkway less the small lot just to the east of the development to be developed as Seldom Seen Acres Condo Association.

On September 2, 2005 the property was surveyed by Hoy Surveying Services. Again on September 15, 2005 it was surveyed again for the first condo locations.

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ON September 23, 2005 the Declaration and By Laws establishing condominium property under Ohio Revised Code Chapter 5311 was signed by Romanelli and Hughes and recorded establishing the rules and regulations for the community. It also established the first units to be built. 3766, 3758 and 3750 Echo Place along with the clubhouse.

On January 10, 2006 the 1st Amendment was recorded adding additional units to be built. 3785, 3797, 3805, 3815 and 3825 Sunshine Court.

On April 17, 2006 the 2nd Amendment was recorded adding additional units to be built. 3708, 3696, 3688, 3791, 3803 and 3811 Echo Place.

On July 31, 2006 the 3rd Amendment was recorded adding additional units to be built. 3795 3807 Foresta Grand Drive.

On September 19, 2006 the 4th Amendment was recorded adding additional units to be built. 3716, 3724, 3736 and 3742 Echo Place. Also 3745 and 3725 Foresta Grand Drive. By this time they had started 22 units, some completed and some still under construction.

On January 29, 2007 the 5th Amendment was recorded adding additional units to be built. 3733, 3751, 3741 and 3733 Echo Place

On October 24th 2007 the 6th Amendment was recorded adding additional units to be built. 3689, 3697, 3707 Echo Place. Also 9017 Latherous Place.

On October 24th 2007 the 7th Amendment was recorded adding additional units to be built. 3806 and 3794 Foresta Grand Drive.

On November 29th 2007 the 8th Amendment was recorded adding additional units to be built. 3778, 3770 and 3760 Foresta Grand Drive. Also 9058 Latherous.

On April 10th 2008 the 9th Amendment was recorded adding additional units to be built. 3735, 3763, 3775 and 3783 Foresta Grand Drive.

On February 3rd 2009 the 10th Amendment was recorded adding additional units to be built. 8989 and 9007 Samari Place. Also 3725 and 3703 Foresta Grand Drive. These units were designed as ranch style models containing around 2000 square feet as opposed to the prior ones which were two story units.

On November 2009 the 11th Amendment was recorded giving the right to build the Epcon Condos by a vote of the owners with 75% of the owners in favor.

In October 2010 the builder turned over the association to the owners. At that time the first Board was organized to set rules and regulations for the community. Romanelli & Hughes had authorized Real Property Management to publish rules and regulations long before the Association was turned over to the Board. That Board did not modify those rules and regulations until mid-2012 after both an owner comment period and additional input from the Ad Hoc committee owner lead task force. RPM was hired to manage the property by R&H and Board simply chose to continue that contract. By May of 2011 Real Property Management was removed as the property management company and Towne Properties were hired to manage the community.

If anyone has ever been on a Board and it happened to be the first one, you would realize the problems that created. Up to that point the Builder ran the community and allowed many things to go on that should not have happened. Once the Board was in place and starting to enact new rules and regulations to be followed, many

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problems arise because the owners were allowed to almost do whatever they wanted. Well people did not like to be told what and what not they are allowed to do. That is what people need to understand when they move into a deed restricted community as opposed to living in a home. Well we know that can not happen, if you want a community that thrives and people want to live in and enjoy their community. For the most part over the years the Boards and owners have come to an agreement that the rules and regulations are necessary for everyone's enjoyment and safety.

On February 21st 2011 the 12th Amendment was recorded giving the right to build. 3669, 3677, 3687 and 3695 Foresta Grand Drive

On August 9, 2011, at the request of the Seldom Seen Acres Board, the Liberty Township Trustees amended the Community development plan to permit rear patios (existing or to be constructed and/or to be enlarged) up to a depth 10' from the outermost wall of each condominium unit, with a maximum 3' high wall enclosures and maximum 4' high columns and to allow same to encroach into the perimeter building setbacks and into the permanent Green Space of No Build Zones.

On August 2011 the 13th Amendment was recorded giving the right for Epcon to build the following units and start their development. The first units were 3850, 3848, 3831 Coral Creek and 9120 and 9124 Chasticy Place.

On September 2011 the 14th Amendment was recorded giving the right to build. 9028, 9034 and 9044 Latherous Place.

On November 7, 2011 the 15th Amendment was recorded giving the right to build. 3841 and 3859 Coral Creek Court

On January 31, 2012 the 16th Amendment was recorded giving the right to build. 3849, 3869 Coral Creek and 9028 Courtside Lane.

On March 21, 2012 the 17th Amendment was recorded giving the right to build. 9027, 9037 and 9045 Latherous Place.

On April 13, 2012 the 18th Amendment was recorded giving the right to build. 3877 and 3887 Coral Creek Court and 9038 Courtside Lane.

On July 9, 2012 the 19th Amendment was recorded giving the right to build. 3893 Coral Creek Drive and 9100 Courtside Lane.

On August 21, 2012 the 20th Amendment was recorded giving the right to build. 9052 and 9084 Courtside Lane and 3876, 3878, 3852 and 3854 Coral Creek Drive.

On November 5, 2012 the 21st Amendment was recorded giving the right to build. 3888 Foresta Grand Drive and 9068 and 9178 Courtside Lane.

On January 2013 the 22nd Amendment was recorded giving the right to build. 3880 Foresta Grand Drive and 9132 and 9177 Courtside Lane.

On March 12th 2013 the 23rd Amendment was recorded giving the right to build. 9116, 9146 and 9162 Courtside Lane.

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On March 27, 2013 the 24th Amendment was recorded giving the right to build. 9024, 9030, 9040, 9054 Samari Place and 3734, 3726 and 3714 Foresta Grand Drive.

On April 9, 2013 the 25th Amendment was recorded giving the right to build. 3883, 3873, 3849 and 3839 Foresta Grand.

On April 16, 2013 there was a Amendment to the Declarations for Seldom Seen Acres not allowing Sexual Offenders to be on the property.

On May 31, 2013 the 26th Amendment was recorded giving the right to build. 3905, 3901, 3875 and 3869 Foresta Grand Drive.

In mid-2012 owners voted to extend the maximum expansion time allowed for development from the initial seven years to allow for the full build out of both phases 1 and 2.

On August 2013 the 27th Amendment was recorded giving the right to build. 3862 and 3904 Foresta Grand Drive and 3882 and 3880 Coral Creek and 9037 and 9041 Courtside Lane.

On September 23, 2013 the 28th Amendment was recorded giving the right to build. 3852, 3870, 3896 3891 Foresta Grand Drive.

On October 17, 2013 the 29th Amendment was recorded giving the right to build. 3844 and 3857 Foresta Grand Drive.

On November 18, 2013 the 30th Amendment was recorded giving the right to build. 9029, 9023 and 9015 Samari Place and 3641, 3653 and 3661 Foresta Grand Drive.

On June 24, 2014 the 31st Amendment was recorded giving the right to build. 3825, 3817, 3805, 3824, 3812 and 3804 Foresta Grand Drive.

On November 12, 2014 the 32nd Amendment was recorded giving the right to build. 9055, 9047 and 9039 Samari Place.

On March 9, 2015 the 33rd Amendment was recorded giving the right to build. 3634, 3638, and 3648 Foresta Grand Drive.

On January 4, 2017 the 34th Amendment was recorded giving the Board of Directors the ability to:

- Levy reasonable enforcement assessments against any owner or guests who violates any provision of the Declaration, Bylaws or rules.*
- Gives the Board of Directors and Property Manager the ability to communicate with owners using electronic mail if they opp in.*
- Gives the Board of Directors the ability to create a community of resident unit owners who can not lease the unit, let, or rent weather for monetary compensation or not, by a Unit Owner to others for business, speculative, investment or any other purpose subject to the following:*

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A. *The above does not apply:*

1. *Units that are occupied by Parent(s) or Children of a unit owner*
2. *Any unit owner who is renting at the time of recording of this amendment and who has registered their unit as being leased to be Grandfathered in. If the unit is ever sold, the new owner must abide by the above.*
3. *To meet special situation and to avoid a practical difficulty or other undue hardship, each unit owner has the right to lease their unit to a specified lessee for a one time period of no more than 24 consecutive calendar months, subject to the restrictions and requirements as identified in the sub paragraphs below. Please see actual amendment for complete details.*

We currently have a Board Of Directors who oversee the operations of the Association, Towne Properties who manages the property, an Architectural Review and Landscape Committee and a Social Committee. We will shortly be adding a Welcoming Committee for new residents moving into the community.

We currently have a web site, Seldom Seen Acres .com that currently is being updated, we post information on the web site Nextdoor and Facebook, for all owners to receive and post information about the community. There are also information boxes at the mail box locations with information about your community. We currently are sending out a News Letter each quarter with community information as well.

Now the community is fully developed with 132 residents and only one rental unit left. Once any of the condos come on the market for sale, we have found that many people are very interested in living in our community as the sale of the condos happens very quick as long as they are priced correctly. Since the community now has aged the Board is having to do a lot more maintenance around the property and the older condos than prior years. The Board is dedicated to keeping the property and condos well maintained as well as funding our reserves for future projects that will occur over time. We want to keep our values up and have a wonderful and enjoyable place to retire and live.

I hope this information is interesting to you and now you have an understanding of how your community was developed.

Michael Sherrow, President

CURRENT BOARD OF DIRECTORS:

Michael Sherrow, President

Tony Sutor, Vice President

Greg Ramsey, Treasurer

Michael Rabalais, Secretary

Kevin Conrad, Director