

**Articles of Incorporation**  
**Long Bow Lane Owners Association**

Order: 92KCFMP7K  
Address: 1570 Longbow Ln  
Order Date: 01-22-2025  
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State of Ohio  
Department of State

Date 12/05/33

F359-0572

Number 624119

Sherrod Brown  
Secretary of State

Receipt No. 31931

F359-0572 0204

Received of  
or filed by ALLBERRY & ROBERTS

The sum of \$ 25.00 for filing ARN of

LONG BOU LANE OWNERS ASSOCIATION

Returned to:  
ALLBERRY & ROBERTS  
3200 AMERICAN BLDG.  
DAYTON, OH 45402

31931

ARN \$ 25.00

RECEIPT

Total Fee: \$ 25.00

Name:  
LONG BOU LANE OWNERS ASSOCIATION

CFMP7K  
magboy

7-13-83 573



Department of State

# The State of Ohio

**Sherrod Brown**  
Secretary of State

624119

## Certificate

It is hereby certified that the Secretary of State of Ohio has custody of the Records of Incorporation and Miscellaneous Filings; that said records show the filing and recording of: ARN

\_\_\_\_\_ of:

LONG BOW LANE OWNERS ASSOCIATION

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

Recorded on Roll F359 at Frame 0574 of  
the Records of Incorporation and Miscellaneous Filings.

Witness my hand and the seal of the Secretary of State, at the  
City of Columbus, Ohio, this 21ST day of NOV,  
A.D. 19 83.



*Sherrod Brown*

**Sherrod Brown**  
Secretary of State

Order: 92K...  
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KV-2 DEC 2 KE-1 DEC 02

ARTICLES OF INCORPORATION  
OF  
LONG BOW LANE OWNERS ASSOCIATION

BF 92

11/21/83

25<sup>20</sup>

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The undersigned, a majority of whom are citizens of the United States, desiring to form a corporation, not for profit, under Sections 1702.01, et seq. of the Revised Code of Ohio, do hereby certify:

FIRST: The name of said corporation shall be LONG BOW LANE OWNERS ASSOCIATION.

SECOND: The place in Ohio where the principal office of the corporation is to be located is City of West Carrollton, Montgomery County, Ohio.

THIRD: This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of Lots and Common Area described as Lot 4039, City of West Carrollton, and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Recorder of Montgomery County, Ohio, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.
- b. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses, incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- c. Acquire (by gift, purchase, or otherwise), 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 the Association.
- d. Borrow money, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

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e. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

f. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area.

g. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Ohio by law may now or hereafter have or exercise.

FOURTH: Every person or entity who is a record owner of a fee or undivided fee interest in any lot or Unit and each occupant of a Living Unit which is subject by covenants of record to assessments by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot or Unit which is subject to assessments by the Association or from occupancy of a Living Unit.

FIFTH: The Association shall have two classes of voting membership.

Class A. Class members shall be all Owners, except the Declarant, of lots upon which is constructed a dwelling unit, and shall be entitled to one vote for each such lot so owned.

Class B. The Class B member shall be the Declarant, and shall be entitled to Three (3) votes for each lot owned.

The Class B membership shall cease and be converted to Class A upon the happening of either of the following events, whichever occurs earlier:

When Class A membership are all in existence and the total votes outstanding equals or exceeds the total votes outstanding in the Class B membership; provided, however, that if at any time or from time to time the Declarant does not annex additional properties as provided in the Declaration so as to maintain Class B membership in existence, due to no fault of its own (either because of governmental or quasi-governmental action or inaction or otherwise), then Class B membership shall not cease, but shall continue in order to allow the Declarant a reasonable time after the impediment has been eliminated to annex additional properties as provided herein, or on December 31, 1993.

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SIXTH: The affairs of this Association shall be managed by a Board of Five (5) Trustees who need not be members of the Association. The names and addresses of the persons who are to act in the capacity of Trustee until the selection of their successors are:

Harry E. Williams, 3131 South Dixie Drive, Suite 408, Dayton, Ohio 45439

Benjamin F. Allbery, 1200 American Building, Dayton, Ohio 45402

Charles F. Allbery, III, 1200 American Building, Dayton, Ohio 45402

The remaining Trustees shall be elected in accordance with the By-Laws.

SEVENTH: The Association may be dissolved with the assent given in writing and signed by not less than Two-Thirds (2/3rds) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

EIGHTH: Amendment of these Articles shall require the assent of 75% of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Ohio, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, this 18<sup>th</sup> day of November, 1983.

*Benjamin F. Allbery*  
BENJAMIN F. ALLBERY

*Charles F. Allbery, III*  
CHARLES F. ALLBERY, III

*Rose Mary Bauman*  
ROSE MARY BAUMAN



F359-0572

ORIGINAL APPOINTMENT OF AGENT

The undersigned, being at least a majority of the incorporators of LONG BOW LAND OWNERS ASSOCIATION, hereby appoint Benjamin F. Allbery, a natural person, upon whom any process, notice or demand required or permitted by statute to be served upon the corporation, may be served. His complete address is 1200 American Building, Dayton, Ohio 45402.

LONG BOW LANE OWNERS  
ASSOCIATION

By Benjamin F. Allbery  
Benjamin F. Allbery

By Charles F. Allbery, III  
Charles F. Allbery, III

By Rose Mary Baugan  
Rose Mary Baugan

Date: November 18, 1983

LONG BOW LANE OWNERS ASSOCIATION:

Gentlemen:

I hereby accept appointment as agent of your corporation upon whom process, tax notices and demands may be served.

Benjamin F. Allbery  
Benjamin F. Allbery

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ALLBERY & ROBERTS  
ATTORNEYS AT LAW  
1200 AMERICAN BUILDING  
DAYTON, OHIO 45402

November 18, 1983

513-228-7183

CHARLES FRED ALLBERY  
BENJAMIN F. ALLBERY  
ERNEST C. ROBERTS  
C. ROBERT SWANINGER  
MICHAEL JOSEPH McDONALD  
CHARLES FRED ALLBERY, III

Secretary of State  
Corporate Division  
State Office Tower, 14th flr.  
Columbus OH 43215

Gentlemen:

Enclosed find articles of incorporation and appointment of agent form for "Long Bow Lane Owners Association" along with our check in the amount of \$25.00 to cover filing fee. If there is a problem with recording these documents, please contact the undersigned.

Very truly yours,  
ALLBERY & ROBERTS

*Benjamin F. Allbery*  
Benjamin F. Allbery

BFA/rmb  
Enclosure

NOV 21 1983  
U.S. MAIL

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