

JEROME VILLAGE

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO SELL, OR OFFERING MATERIALS PERTAINING TO THE MARKETING OR SALE OF, ANY REAL PROPERTY IN JEROME VILLAGE

RESIDENTIAL PROPERTY DISCLOSURES

Thank you for your interest in becoming a part of Jerome Village, an exciting mixed use planned community being developed in Jerome Township, Union County, Ohio. Jerome Village Company, LLC as the Master Developer of Jerome Village, wants to take this opportunity to share with you certain general information concerning Jerome Village that we feel is important to you in making a decision to build a new home in Jerome Village. Please review the following information carefully.

BACKGROUND

At full development, Jerome Village will encompass approximately 1,556 acres located in an area north of Brock Road and southeast of U.S. Route 42 in Jerome Township, Union County, Ohio. An illustrative plan depicting Jerome Village at full build out as well as other materials pertaining to Jerome Village, are available at the Jerome Village Welcome Center located at: 7920 Brock Road .Plain City, Ohio 43064.

MANDATORY MEMBERSHIP IN ASSOCIATIONS

To create, maintain and preserve Jerome Village as a high quality community and provide certain amenities and services to Jerome Village residents, all homeowners in Jerome Village are required to be members of two associations; the Jerome Village Master Property Owners Association (the “Master Association”) and the Jerome Village Residential Property Owners Association (the “Residential Property Owners Association”).

Master Association – The Master Association is governed by a Master Deed Declaration, Restrictions and Bylaws recorded in the Official Records of Union County, Ohio (the “Master Declaration”). The Master Declaration creates a system of governance and control over all lands included within Jerome Village to protect property values and provide all property owners with the assurance that there will be consistent high quality development

standards throughout Jerome Village. The Master Declaration: (i) governs and controls the maintenance of certain areas and improvements developed and constructed as a part of Jerome Village; (ii) provides for the establishment, organization and empowerment of a Master Association Board and Design Review Board; (iii) sets forth a number of restrictive covenants (see following paragraph) and (iv) establishes and provides for the organization of certain sub-associations within Jerome Village, to govern and maintain certain sub-areas located within Jerome Village. Homeowners are not assessed directly by the Master Association; however a portion of the assessments required to be paid by each homeowner as a member of the Residential Property Owners Association will be paid to the Master Association to cover its administrative expenses.

The Master Declaration sets forth a number of restrictions and covenants that are designed to protect the property values and lifestyle of all residents of Jerome Village. You should carefully review these restrictions and covenants, particularly those contained in Article IV of the Master Declaration.

The Design Review Board created by the Master Declaration is charged with reviewing and approving any and all improvements made to the exterior of your home or property. Essentially any improvements, modifications or changes you desire to make to the exterior of your home or property, such as landscaping, decks, patios, walls, fences and play sets, will require submission to and approval of the Design Review Board. The Design Review Board will invoice you directly for fees associated with the review of any such improvements, modifications or changes.

Residential Property Owners Association – The Residential Property Owners Association is governed by a Residential Property Owners Deed Declaration, Restrictions and Bylaws recorded in the Official Records of Union County, Ohio (the “Residential Property Owners Declaration”). The Residential Property Owners Declaration creates a system of governance and controls over all residential properties developed in Jerome Village, including single family homes, condominiums and multi-family apartment projects, to protect property owners and provide for a mechanism to charge and collect assessments on a fair and equitable basis to provide for the administration of the Master Association and the Residential Property Owners Association, the maintenance of certain common property owned or maintained by the Residential Property Owners Association, and property specific assessments in the event of violations by a property owner.

The Residential Property Owners Association will own and maintain certain common property consisting of open spaces, parks, trails and entrance features associated with residential developments throughout Jerome Village not owned and maintained by the Community Authority or sub-associations created to maintain selected areas for the exclusive benefit of the residents of that area.

The Residential Property Owners Declaration establishes a uniform system of assessments that are required to be paid by all residential property owners, including, but not limited to, the following assessments:

- Annual assessments for the maintenance, operation, management and other costs of the Residential Property Owners Association and all common property owned and/or maintained by the Residential Property Owners Association. Included in the annual assessment are the Residential Property Owners Association's share of the administrative expenses of the Master Association and funds necessary to create operating and reserve funds.
- Special assessments for necessary expenses not included in the annual operating budget, including extraordinary, unanticipated or emergency situations requiring additional funds be available to the Residential Property Owners Association.
- Parcel assessments charged to specific residential property owners due to violations of the Master Declaration or the Residential Property Owners Declaration, including costs of enforcement, repairs, insurance, utilities and legal fees and costs incurred.

Failure to timely pay assessments will result in a lien being placed against your home and property.

It is currently estimated that for calendar year 2017, each owner of a single family home in Jerome Village will be assessed approximately \$300.00; provided, however, it is estimated that each owner of a single family home in the GPN1 portion of Jerome Village will pay a total of \$550 as the result of the additional amenities located within such subdivision. THESE ARE ONLY ESTIMATES AND ARE SUBJECT TO CHANGE. ADDITIONALLY, THE BUDGETED ASSESSMENT MAY CHANGE ANNUALLY.

COMMUNITY AUTHORITY

Jerome Village is a part of the Jerome Village Community Authority, a new community authority created by the Union County Commissioners pursuant to Chapter 349 of the Ohio Revised Code (the "Jerome Village Community Authority"). It was created to provide a mechanism and system of governance for funding, ownership and maintenance of certain infrastructure improvements required for Jerome Village (such as roads, streets, community center(s), sanitary sewers and waterlines) and certain amenities planned for Jerome Village (such as parks, open spaces and community facilities). The Jerome Village Community Authority is governed by a seven member Board of Trustees (the "Board").

The Jerome Village Community Authority is governed by a Declaration of Covenants, Restrictions and Agreements for the Jerome Village Community Authority filed of record in the Union County Recorder's Office as Instrument Number 366051 at Volume 859 Page 275 of the County's Official Records, as amended (the "Community Authority Declaration"). In order to fund the infrastructure and amenities, the Community Authority Declaration establishes "community development charges" that apply to developed parcels of real property within the boundaries of the Jerome Village Community Authority, including your property. The first charge is based on the value of your property (as determined by the County Auditor) and may be levied annually by the Board at a maximum rate of 9.5 mils (\$332.50 per \$100,000 of market value). If the value of your

property (as determined by the County Auditor) does not reflect the completed value of your home and any other improvements to your property, then the Board may determine the value of your property. The past practice of the Board is to determine property values based on recent arm's-length sales price whenever possible. The second charge is based on the income of residents and businesses located within the boundaries of the Jerome Village Community Authority and may be levied annually at a maximum rate of 2%. This income based charge has not been levied to date and may only be levied by the Board in accordance with the Community Authority Declaration. The final annual charge is based on the budgeted operating expenses for the community center(s) within the boundaries of the Jerome Village Community Authority for that year. The amount of this charge for 2017 is \$370.15. The annual cap is subject to increase each year by a percent not to exceed the Consumer Price Index for that year. The Jerome Village Community Authority expects to invoice residents not more than semi-annually for each of these three community development charge and, if not paid when due, the Board may certify one or more charges to the Union County Auditor for collection on your real property tax bills. Lastly, the Jerome Village Community Authority provides sanitary sewer service to the lots within its boundaries, including your property, and has established an additional service fees and "community development charge" related to such sewer service. The City of Marysville will invoice sewer service fees to each resident monthly based on the sanitary sewer service provided to such resident's lot and, if not paid when due, the City or the Board may certify unpaid sewer service fees, interest and penalties to the Union County Auditor for collection on your real property tax bills. In the event that the Union County Auditor collects any of these community development charges, the Auditor may add an administrative fee (currently 3%). These community development charges are in addition to real estate taxes and assessments charged to your property.

OTHER DISCLOSURES AND LIMITATIONS

With the exception of the Master Declaration, the Residential Property Owners Declaration and the Community Authority Declaration referred to above, all of the information provided to you by the Master Developer or by your builder on behalf of Jerome Village, and all sales and marketing information available at the Jerome Village Sales Center or the Jerome Village website (www.JeromeVillage.com) is illustrative in nature only and should not be relied on to fully disclose all information pertaining to Jerome Village. No assurances are given by Jerome Village Company, LLC that Jerome Village will ultimately be fully developed as currently planned or that the various community facilities and amenities that are illustrated on Jerome Village marketing materials or plans, such as schools, parks, community centers, community facilities, open spaces and trails, will actually be developed and available to Jerome Village residents.

Information contained herein is current only as of the date set forth on the cover page. These Disclosures are updated from time to time.



Jerome Village Company, LLC

Acknowledged:

