

Dear Powell Place Homeowner:

We are contacting you as part of an effort to unify and update the Declarations (often referred to as “Deed Restrictions”) for the Powell Place Subdivision. As you may or may not know, Powell Place Subdivision was developed over the course of 9 years with many different home builders. Powell Place currently is broken up into 4 phases. Each phase currently has its own set of Declarations. The board has been working with the Association’s attorneys, Kaman & Cusimano, to assist with drafting a set of unified Declarations. The unified Declarations will:

- Make the Declarations for all of the phases as uniform as possible and will provide continuity between the phases
- Help preserve property values in a single, streamlined set of documents that govern the Association
- Eliminates unnecessary references in the Declarations
- **Adds a new restriction** to further protect homeowners’ property values within Powell Place by **restricting County Sheriff-notified Tier III and Tier II sex offenders from being able to reside in our community**
 - The current Declarations do not have any provision prohibiting the residency of sex offenders in our neighborhood
 - The restriction addresses the issues of residency and notification, as these are the focus of Ohio’s sex offender legislation. Ohio Revised Code Section 2950 defines three classes of sex offenders: Tier I, II, and III, with Tier III being the most severe. With the passage of the proposed amendment, all future Tier III and those Tier II sex offenders who require community notification by the Delaware County Sheriff would be barred from living in our community. By adding this restriction to our documents, we can better protect our safety and our investments in our homes.
- Be consistent with Ohio’s “Planned Community” laws

Enclosed is a copy of the Amended and Consolidated Declaration. We trust that you will find the Amended and Consolidated Declaration to be very similar in scope and format to the existing restrictive covenants for your property. Again, our goal was to consolidate the existing restrictions in an updated, easier-to-read format, while also protecting our community from certain sexual predators.

Please return the enclosed consent ballot to the Board in the self-addressed, stamped envelope enclosed for your convenience. Voting will officially remain open until the proposal either passes or fails. Under the Ohio Planned Community Act, if the Amended and Consolidated Declaration is approved by 75% of the homeowners in each phase of Powell Place Subdivision, the Amended and Consolidated Declaration of Protective Covenants (the “Declaration”) that is enclosed with this letter will become effective.

If you should have any questions pertaining to this amendment, please feel free to contact any Board member or June Clayman, our Property Manager, at (614) 798-1716. Thank you for your anticipated cooperation.

Respectfully,

**THE BOARD OF DIRECTORS
THE ASSOCIATION OF POWELL PLACE HOME OWNERS**