

MARINERS' POINTE CONDOMINIUM ASSOCIATION
Information for prospective buyers of units at Mariners' Pointe

Welcome to Mariners' Pointe, one of the best locations on the Portage Lakes. This communication is intended to provide you, the prospective buyer, and your real estate agent with important information regarding Mariners' Pointe Condominium Association prior to closing on a property. This information will be of benefit to you, as it will increase your understanding of living within our Association.

Mariners' Pointe is a unique community comprising just eleven (11) residences, situated between West and North Reservoirs of the Portage Lakes, on the former site of Albertson's Inn, a historic resort hotel. Since completion in 1984, owners have enjoyed a casual life-style, enhanced by the ambiance of beautiful grounds and the camaraderie of neighbors and friends. Mariners' Pointe is managed by a Board of Directors. The Directors and other officers are all unit owners, and are not compensated for their services. Serving as an officer, board member or committee member is encouraged, but not required. Directors are diligent in managing the details of maintenance and enhancements to the property, through approved capital expenditures each year. The attached list summarizes the services provided by the regular monthly maintenance fees. From time to time, special assessments are levied to fund large projects such as roof replacement or other major repairs. Such special projects are approved by unit owners, usually at the Annual Meeting. We take pride in maintaining the structural integrity and the appearance of our homes and grounds.

Mariners' Pointe was established as a condominium association, and is subject to applicable laws of the State of Ohio (Ohio Revised code, chapter 5311), as well as all provisions of our Association Declaration/By-Laws/Amendments. In general, owners are responsible for the inside of their unit, the decks attached to their units, and all their windows and doors. All eleven owners, as a group, are responsible for the buildings themselves and the grounds via the three Directors. The Directors are charged with protecting the best interests of the community in its entirety, and secondarily the interests of the individual owners.

It is important that a prospective buyer carefully review the Association documents, and other materials including the annual budget, proposed projects for the coming year, and minutes of recent board meetings. A prospective buyer may wish to consult a real-estate attorney for interpretation of the documents and the responsibilities of a unit owner.

To avoid any surprises, it is recommended that a pre-closing orientation meeting be scheduled with one or more of the directors to gain further insight into our community and its policies, and have the opportunity to get answers to specific questions. The prospective buyer will be asked to acknowledge their understanding of the documents and their willingness to abide by them. This includes a no pet policy. (Note: The no pet policy does allow certain exceptions. See the attached pet policy below).

We feel very privileged to enjoy life at Mariners' Pointe, and welcome you to enjoy all the amenities this beautiful location has to offer!

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| The Directors: Darlene Hall | 330-472-1158 | President: Dana Mitchell 216-577-2529 |
| Jean Green | 330-904-7183 | Treasurer: Pat Green 330-861-6606 |
| Dan Fouser | 330-338-1007 | |

(Updated April 9, 2025)

Services funded by the Mariners' Pointe Monthly Condo Fee (currently \$400/month)

Insurance for buildings, property and Directors/Officers liability coverage

Ohio State Park dock usage fees

Lake weed control

Trash removal

Water

Water softener & salt

Septic system (including annual maintenance/pumping)

Mowing & yard maintenance

Periodic trimming and pruning of shrubbery

Tree insect spray & fertilizer

Snow removal & salt

Gutter cleaning

Lawn irrigation

Outdoor lighting

Signage

Annual inspection & repairs of roofs, flashing, and chimneys

Income tax/office supplies/State of Ohio filings

Maintenance and repair of building exteriors and all common areas

Included in the \$400/ month fee is a \$75 contributed to the Reserve Account. Condominium associations such as ours are required by law to maintain a reserve account containing at least 10% of the annual budget. In our case, that means at least \$5,280. Funds from the reserve account are used for major capital expenses to maintain the property at its current high standards. Assessments are called for when those expenses exceed the \$9,900 raised annually by the current \$75/month contribution to the reserve account. Note that all windows and doors, including skylights and garage doors, are owned by the individual unit owners who are obligated to maintain and replace them as necessary. Any building damage caused by the failure to do so will be the responsibility of the unit owners.

Mariners' Pointe Pet Policy

Per the legal documents created when Mariners' Pointe was formed in 1984, the property is considered a "no pet" property. However, the Board of Directors can grant exceptions in certain circumstances on a case-by-case basis. The most common reason for granting an exception is to permit a current owner to sell their unit to a buyer who already owns a pet. Small pets that remain in a unit at all times are permitted as long as they can not be heard from other units or from common areas. Note that even an "inside" dog that barks continuously through a screen door whenever anyone walks by will not be permitted. Pets must be kept inside their units at all times except when accompanied by the owner. When outside, the owner must maintain full control of their pets including having dogs on a leash. If a dog is approved, the owner must "clean up" after the dog. Dogs must never be left outside alone even on a deck or in a fenced-in area. **Pets must not disturb the other residents of Mariners' Pointe in any way.** If these rules are violated repeatedly, the association reserves the right to retract permission for the pet to reside at Mariner's Pointe. If you wish to bring a pet to Mariners' Pointe, it is highly recommended that you mention your pet at the pre-closing orientation meeting.