

SUMMARY OF COMMUNITY DOCUMENTS

Public Offering Statement for Northbrook a Planned Community. The term “planned community” refers to a form of property ownership which, in effect, combines exclusive ownership of a unit with ownership and/or maintenance responsibilities that are shared with other Unit Owners. Every Unit Owner is a member of the Association.

Northbrook is governed by the documents filed in the public record, copies of which are attached to the narrative. Every prospective Purchaser should read this Offering Statement carefully before signing an Agreement of Sale. (P.O.S., 19 pages)

Declaration of Covenants, Restrictions, Easements, Charges and Liens for Northbrook a Planned Community. The purchaser of any Unit that constitutes part of the Property, by accepting a deed to said Unit, obligates and binds himself, his heirs and assigns, to become a Member of the Association and to be bound by all of its rules and regulations.

Northbrook was created by the Declaration, which is the fundamental document that creates and governs Northbrook and which is recorded in the Office of the Recorder of Deeds for Delaware County. (Exhibit B, 21 pages)

Bylaws of Northbrook Community Association are the rules that apply to the governance of the Association. They function the same as and serve the same purpose as the bylaws of any other corporation. (Exhibit C, 18 pages)

Northbrook Community Rules and Regulations are intended to promote harmony among the neighbors and to enhance the enjoyment of dwellings in Northbrook. Accordingly, they apply to all Unit Owners, occupants, and their guests and invitees. (Exhibit D, 3 pages)

Northbrook Community Association Architectural Design Guidelines provide a guideline for Unit Owners who may desire to make modifications to their dwellings. Certain proposed modifications to a Unit require the review and approval of the Architectural Review Committee, which uses these Guidelines when considering an application. The Guidelines are intended to help maintain Northbrook in a consistent and harmonious manner. (Exhibit E, 7 pages),