

History of the Legends at Grove City

September 3, 2002 - Date of Incorporation

October 24, 2003 Legends at Grove City purchases land from Karen Palmer (Harold and Ruth Connor) Tom M. Hosack, Richard Hartung, (Bryan Piviroto, Bernard Reilly Members)

May 24, 2004 Construction scheduled to Begin on or about.

June 15, 2004 Effective Date of Public Offering Statement.

Assessment: \$105/month for Single Family Homes (60)

Assessment: \$135/month for Villas (76)

July 23, 2004 Filed **Declaration of Condominium** (2004-013033) with Mercer County

Purpose: Establish operating principles. Can be amended by vote of 75% of Unit Owners. The Executive Board may promulgate (Put into force or change) the Rules and Regulations.

Purchaser pays at Closing: ½ Transfer Tax, one month assessment Capital Improvement fee and two months Assessment in advance.

October 27, 2004 PL Subdivision (2004-18939)

January 25, 2005 First Amendment of the Declaration of Condominium (2005-001521)

Purpose: To give responsibility of the repair and maintenance of the roads to the Association. Agreement made with Pine and Liberty Townships

January 31, 2005 Road Agreement with Pine and Liberty Township

States The Legends at Grove City Condo Association responsible for road maintenance.

February 2, 2005 First unit sold, 151 Golf Club Lane.

2005 In 2005 four (4) Single Family Homes were sold.

April 10, 2005 Agreement with The Legends at Grove City and Grove City Country Club to install a cart path from The Legends at Grove City to the Grove City Clubhouse and the removal of trees and construction tees along the property line of The Legends.

March 15, 2006/September 21, 2007 Second Amended The Declaration of Condominium (2007-00013137)

Purpose to exclude driveways and patios of Single Family Homes from Common Property of the Association.

Withdrawal of common property to enable Grove City County Club to build and maintain 16th tee.

Purchasers required to secure insurance policy covering the casualty loss (Homeowner's and/or Renter's Insurance Policy) equal or greater than the value of the unit.

2006 In 2006 the first Quad was built (411-417 Stewart) and fourteen (14) Single Family Homes were sold, bringing the total to 18.

2007 In 2007 the first duplex unit was build and five (5) Single Family Homes were sold, bringing the total to 23.

July 8, 2008 Special Assessment of \$360 per unit owner as a result of snow removal expenses exceeded budgeted amount of \$19,000. Two payments of \$180 due August 5 and September 5.

2008 In 2008 the second Quad unit was built and three (3) Single Family Homes were sold, bringing the total to 26.

2008 Special Assessment of \$360 per unit owner collected a total of \$11,520

2009 In 2009 two (2) Single Family Homes were sold, bringing the total to 28.

December 18, 2009 (2009-13552) PL Subdivision Lot 1 and Lot 2.

2010 In 2010 one (1) Single Family home was sold, bring the total to 29 .

April 8, 2010 Third Amended The Declaration of Condominium with Mercer County

Purpose: The withdrawal of Lots 1 and 2, 53 and 55 Schmitt Road

June 6, 2010

Lots 1 and 2 sold to Othman Almoudi (Lots on Schmitt Road)

June 29, 2010 (2010-6096)

General Agreement Deed Dedication.

July 1, 2010 Dick Hartung no longer Partner in The Legends at Grove City, Tom Hosack bought him out.

July 24, 2011 Seven years since the Declaration of Condominium recorded, the Association, all Current Board members to resign and new Board members elected by Unit Owners. (This did not occur)

June 26, 2012 Garden Apartments approved by Executive Board. Special Assessment needed, one additional monthly assessment paid by December 1.

April 1, 2013 Arci Commercial Reality assumes management of The Legends?

April 2013 Tom Hosack states Apartment to be Built and Ready of Occupancy in Fall

2015 Sprinkler system in apartment#1 froze and burst, resulting in a great amount of water damage. The second apartment building should be complete by June. One (1) Single Family home was sold, bringing the total to 30.

September 10, 2015 Sold Rights to build on Lot 116 to Tom and Kelly Pochatko.

September, 2015 At the Annual Meeting the unit owners passed a resolution to have the association pay for grinder pump repairs and/or replacements.

September 17, 2018

Sold Rights to build two units to Tri-County Restoration (units 118, 119)

September 27, 2017 At the Annual Meeting Bill Sampsell was elected to the Executive Board and Kelly Potchatko was appointed a non-voting member. Reserve balance \$59,774.

End of December 2017 The Reserve balance was \$57,681'

September 26, 2018 At the Annual meeting Bill Sampsell was elected to the Executive Board and Kelly Pochatko was appointed a non-voting member. Grove City Country Club plans on filing a law suit if the water issue behind Jones Ct is not addressed.

2018 In 2018 one (1) Single Family homes were sold, bringing the total to 31.

July 2018 The Reserve balance was 36,672.

June 26, 2019 At the Annual Meeting Bill Sampsell was elected to the Executive Board. All Reserve funds have been depleted. **It was reiterated that four (4) years ago the owner's passed a resolution that the Association would pay for grinder pumps.**

A special assessment equal to month assessment to cover budget shortfall due by December 1. According to a "State of Legends Grove City" Newsletter:

1. It was reported in the 2016 annual report that The Legends had a reserve of \$60,000. In the 2018 annual report The Legends reserves were reported at \$37,602, **now they are at zero**. Contributing factors to the depletion of the Legends finances and reserves include, but are not limited to the following:
2. The original Legends Budget was built on the premise of a built out development. In the past three years only two new homes have been constructed.
3. Expenses that were not budgeted have contributed to budget/reserve short falls, i.e. escalating service cost, unexpected pool expenditures, painting the interior of Club House, repairs to the wall of the raised beds at Legends entrance, grinder

pumps, and exceptionally high bills for snow plowing and salt. (Salt was over \$30,000 in 2009)

December 4, 2020

A claim was filed with insurance company.

June 1, 2020 PL Subdivision (2020-4184), (2020-4185)

Northwest Realty Services PL Subdivision, change in subdivision plan?

June 1, 2020 The Legends Condo Association takes over actual accounting and total management of The Legends.

June 20, 2020 Tri County Restoration Sold unit 118 to Keith Saltrick, partner in Tri-County Restorations.

June 30, 2020 Contract with ACRI Commercial Realty to manage the Legends at Grove City terminated.

August 7, 2020

Sold Rights to build to Legends Capital Partners \$75,000 (lots 132, 134, 135)

September 29, 2020

At the Annual meeting a motion passed to eliminate the fee for using the Community Center. Steve Steigerwald was elected to the Executive Board.

2020 In 2020 one (1) Single Family home was sold, bringing the total to 33.

February 16, 2021

Sold Rights to build on lots to Legends Capital Partners \$50,000 (Lots 138, 139)

July 22, 2021

Tom Hosack and Angela Mangone resigned their position on Condo Association Executive Board effective July 22, 2021, ending declarant control of the association. This should have occurred in 2011 seven years after the establishment of the Declaration of Condominium.

September 3, 2021

Legends Capital Holdings purchased the Apartments from The Legends at Grove City LLC. The Apartments removed from The Grove City Condo Association. .

Fourth Amendment to the Declaration of Condominium: Removing the Apartments from the Legends at Grove City Condominium Association.

The condominium Association was officially renamed “The Legends at Grove City Condominium Association”.

Escrow Agreement between The Legends at Grove City LLC the seller and Legends Capital Holding LLC the buyer. Legends Capital Holdings LLC acquires 100% membership interest in The Legends at Grove City LLC. The Seller deposits \$18,000 into the escrow account and the buyer deposits \$176,026 for a total of \$194,026. These funds to be used to topcoat all the roads and parking lots (Golf Club Lane, Jones Ct, Nicklaus Ct, Wood Ct and Steward Lane. In addition, the pool parking lot, driveways in the Quad closest to the community Center, complete a drain ditch behind Jones Ct to keep water from running onto the golf course and install a new pit behind the Johnson unit to be filled with pea gravel.

2021 At the Annual Meeting the assessment was increased to \$210 for Single Family unit owners and \$270/month for Multi-unit owners. Mr. Anderson stated that eventually roads would be added from Center Church and Schmitt Rd. There is a two year Right a Way to provide time for the roads to be constructed.

2021 In 2021 four (4) Single Family homes were sold, bringing the total to 37. Roads were paved and drainage problem address on Jones Ct with funds from the Escrow Account (\$194,000)

September 27, 2022 At the Annual meeting Cliff Franklin was elected to the Executive Board. Four (4) Single Family homes were sold, bringing the total to 41. \$40,000 was placed into a Multi-unit reserve account and an additional \$7,200 next year. Mr. Steigerwald reported the paving and ditch work is about done. Mr. Anderson stated there will be a new roadway into the apartments and currently we are still under a two year Right A Way to use Wood Ct entrance.

March, 17, 2022 Merle and Sandra Whitmer purchased unit 118 from Keith Saltrick.

2023 In 2023 two (2) Single Family homes were sold, bringing the total to 43. A new subdivision plan was filed with Mercer County with the approval of the Association Executive Board. One objective of the new plan was to reinstate an eliminated unit from the 2020 subdivision plan.

2023 The first election of Executive Board members by mail-in Ballot. Jim Cossin and Tom Boylan were elected to Executive Board for two years.

Front Entrance wall rebuilt. A light install on Community Center to illuminate parking lot. Handles installed on cabinets in Community Center. Mulch installed around all Signature trees. Exterior of Community Center painted. New Tables purchased for pool. Four (4) Newsletters were published. A Road Committee explored the possibility the townships would take ownership of the roads. The committee recommended the association continue to keep the roads private.

2023 Sub-division of 2023 filed with Mercer County adding back unit 145 back and removing unit 160 keeping the total Single family units to 52. According to the county the apartment sale to Legends Capital Holding took 60 units along with the sale. The Public Offering listed the total units in the plan as 144 or 136, with 60 Single Family Units. During the development of the Legends various sub-division plans were filed with the county, which eliminated 3 Single Family Units as a result of enabling the building of larger units to be built on Golf Club Lane and Nicklaus. In addition, the developer permitted one unit to be built in such a location that it consumed three units, effectively eliminating two units. The decision by the declarant to build five apartment building in place of Quad units a Sub-division plan coupled with the sale of the Apartment acreage removed 60 units from the Legends, leaving a maximum number of units that could be built in the remaining acreage to 76. The 2023 Sub-division plan includes a total of 24 multi-unit of which 10 are currently built and 52 Single family unit down from the original 60. Currently there are 43 completed unit, two (3) under construction and one privately owned(not yet built), which leaves six (6) yet to be sold and built.

Homes Built by Year

Year	Number Home Built	Total
2005	4	4
2006	14	18
2007	5	23
2008	3	26
2009	2	28
2010	1	29
2011	0	29
2012	0	29
2013	0	29
2014	0	29
2015	1	30
2016	0	30
2017	0	30
2018	1	31
2019	1	32
2020	1	33
2021	4	37
2022	4	41
2023	3	44