

TRANSFER OF DECLARANT RIGHTS
SHERMAN LAKES SECTION ONE AND TWO



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KAMAN & CUSIMANO
470 OLDE WORTHINGTON RD
COLUMBUS, OH 43082

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PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION OF
COVENANTS, EASEMENTS, RESTRICTIONS AND ASSESSMENT LIEN
SHERMAN LAKES SECTION ONE AND TWO RECORDED AT VOLUME 439,
PAGE 1499 ET SEQ. OF THE DELAWARE COUNTY RECORDS.

TRANSFER OF DECLARANT RIGHTS
SHERMAN LAKES SECTION ONE AND TWO

WHEREAS, the Declaration of Covenants, Easements, Restrictions and Assessment Lien Sherman Lakes Section One and Two (the "Declaration") was recorded at Delaware County Records Volume 439, Page 1499 et seq., and

WHEREAS, the Sherman Lakes Homeowner's Association (the "Association") is a corporation consisting of all Owners in Sherman Lakes and as such is the representative of all Owners, and

WHEREAS, the Declaration provides the Association's developer and Declarant, T & R Land Development Company (the "Declarant") with certain rights, authorities, and powers (the "Declarant Rights"), and

WHEREAS, Declaration Section Z authorizes the Declarant to transfer in writing its Declarant Rights to the Association, and

WHEREAS, by executing this Transfer of Declarant Rights, Declarant T transfers its Declarant Rights to the Association, and

WHEREAS, the proceedings necessary to transfer Declarant rights to the Association as required by the Declaration have in all respects been complied with.

NOW THEREFORE, the Declarant hereby memorializes its transfer of Declarant Rights, in accordance with the Declaration of Covenants, Easements, Restrictions and Assessment Lien Sherman Lakes Section One and Two as follows:

TRANSFER OF DECLARANT RIGHTS

Pursuant to Declaration Section Z, **DECLARANT** hereby transfers to the **ASSOCIATION** all Declarant Rights. Said transfer of Declarant Rights does not include the transfer of the Declarant's architectural approval authority for the initial dwelling construction on each lot, as provided for in Declaration Section F, with the understanding that the Declarant will share submittals to the Association's Board of Directors and consider Association comments upon the proposals; however, Declarant does transfer to Association all approval rights for

subsequent modifications, alterations, improvements or additions made to a lot after initial dwelling construction on a lot has been substantially completed pursuant to Declaration Section F.

IN WITNESS WHEREOF, the said Declarant T & R Land Development Company has caused the execution of this instrument this 22nd day of July, 2013.

T & R LAND DEVELOPMENT COMPANY

By: [Signature]
P. RONALD SABATINO, its President

STATE OF OHIO)
)
COUNTY OF Franklin) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named T & R Land Development Company, by its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of him personally and as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Dublin, Ohio, this 22nd day of July, 2013.

[Signature]
NOTARY PUBLIC

This instrument prepared by:
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