

**IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
CIVIL DIVISION**

Peter Tassi, et al.,	:	Case No. 20 CVH 3361
	:	
Plaintiffs,	:	Judge Holbrook
	:	
v.	:	
	:	
Homewood Corporation, et al.,	:	
	:	
Defendants.	:	
	:	

Jacob P. Trinka, et al.,	:	Case No. 18 CVH 2023
	:	
Plaintiffs,	:	Judge Holbrook
	:	
v.	:	
	:	
Trinity Home Builders, LLC,	:	
	:	
Defendant.	:	

NOTICE OF CLASS ACTION AND PROPOSED SETTLEMENT

TO: The owners of certain homes built by Trinity Homebuilders, LLC or Homewood Corporation, as specified on page 6 below.

**IF YOU ARE A MEMBER OF EITHER CLASS OF PERSONS, YOU SHOULD READ
THIS NOTICE CAREFULLY BECAUSE IT MAY AFFECT YOUR LEGAL RIGHTS
AND OBLIGATIONS.**

A COURT AUTHORIZED THIS NOTICE. THIS IS NOT A SOLICITATION FROM A LAWYER.

- A settlement (“Settlement”) has been proposed in the class action lawsuits referenced above pending in the Court of Common Pleas in Franklin County, Ohio (“Actions”). You may be a class member in the proposed Settlement and may be entitled to participate in the proposed Settlement.
- The Court of Common Pleas in Franklin County, Ohio has ordered the issuance of this notice in these Actions. Defendants Trinity Homebuilders, LLC (“Trinity”) and Homewood Corporation (“Homewood”) (collectively “Defendants”) deny they did anything wrong and have defended themselves throughout the lawsuits. The Court has not decided who is right.

Both sides have agreed to settle the disputes to avoid the cost and burdens of litigation, and to provide relief to the Class Members now rather than years from now, if at all.

- If the Court gives final approval to the Settlement, Defendants will create a fund of \$1,200,000.. The value of a Class Member's individual award will depend upon the number of Class Members who file valid Claim Forms.

YOUR LEGAL RIGHTS AND OPTIONS IN THIS SETTLEMENT		
SUBMIT A CLAIM FORM	This is the only way to get an award under the Settlement. Visit the Settlement website located at www.trinityandhomewoodsettlement.com to obtain a Claim Form.	Deadline: February 16, 2026
EXCLUDE YOURSELF	If you exclude yourself from the Settlement, you will not receive an award under the Settlement. Excluding yourself is the only option that allows you to bring or maintain your own lawsuit regarding the alleged roof and/or attic under ventilation issues ever again. You may or may not be able to successfully pursue any such claim at this time.	Deadline: February 16, 2026
OBJECT	You may write to the Court about why you object to (i.e., don't like) the Settlement and think it shouldn't be approved. Submitting an objection does not exclude you from the Settlement.	Deadline: February 16, 2026
GO TO THE "FAIRNESS HEARING"	The Court will hold a "Fairness Hearing" to consider whether to approve the proposed Settlement, the request for attorneys' fees and costs of the lawyers who brought these Actions, and the Representative Plaintiffs' request for incentive awards for bringing the Action. You may, but are not required to, speak at the Fairness Hearing about any objection you submitted to the Settlement. If you intend to speak at the Fairness Hearing, you must also submit a "Notice of Intention to Appear" with your objection, indicating your intent to do so.	Hearing Date: March 6, 2026, 9:00 a.m.

YOUR LEGAL RIGHTS AND OPTIONS IN THIS SETTLEMENT		
DO NOTHING	You will not receive a Settlement award under the Settlement. You will also give up your right to object to the Settlement, you will remain a member of your Class, you will release the Released Claims and you will not be able to be part of any other lawsuit about the alleged roof and/or attic under ventilation issues ever again.	N/A

- These rights and options—**and the deadlines to exercise them**—are explained in more detail below.
- The Court in charge of these Actions has preliminarily approved the Settlement and must decide whether to give final approval to the Settlement. The relief provided to Class Members will be provided only if the Court gives final approval to the Settlement and, if there are any appeals, after the appeals are resolved in favor of the Settlement. ***Please be patient.***

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BACKGROUND INFORMATION

1. Why did I get this notice?

You received this Notice because a Settlement has been reached in these Actions and you may be in one of the Classes. If you are in a Class, you may be eligible for the relief detailed below.

This Notice explains the nature of the Actions, the general terms of the proposed Settlement, and your legal rights and obligations. To obtain more information about the Settlement, including information about how you can see a copy of the Settlement Agreement (which defines certain capitalized terms used in this Notice), see Section 20 below.

2. What is this lawsuit about?

Individuals (the “Plaintiffs”) filed a lawsuit against Trinity and a separate lawsuit against Homewood on behalf of themselves and all others similarly situated. The lawsuits have been consolidated for the purposes of settlement. The Trinity and Homewood lawsuits generally allege that Trinity and Homewood constructed homes with under ventilated attics, and as a result the homes suffered damages. Claims for breach of contract/express warranty, negligence/breach of duty to construct in a workmanlike manner, breach of home construction service suppliers act, and breach of purchase contract were alleged in the Trinity lawsuit. These same claims were alleged in the Homewood lawsuit along with claims for successor liability/alter ego and fraud.

Trinity and Homewood deny each and every one of the allegations of unlawful conduct, any wrongdoing, and any liability whatsoever, and no court or other entity has made any judgment or other determination of any liability. Trinity and Homewood further deny that any Class Member is entitled to any relief and, other than for settlement purposes, that these Actions are appropriate for certification as class actions.

The issuance of this Notice is not an expression of the Court's opinion on the merits or the lack of merits of the Plaintiffs' claims in the Actions.

For information about how to learn about what has happened in the Actions to date, please see Section 20 below.

3. Why are these class actions?

In a class action lawsuit, one or more people sue on behalf of other people who allegedly have similar claims. For purposes of this proposed Settlement, one court will resolve the issues for all persons in the Classes. The companies sued in this case, Trinity and Homewood, are called the Defendants.

4. Why is there a Settlement?

Plaintiffs have made claims against Trinity and Homewood. Trinity and Homewood deny that they have done anything wrong or illegal and admit no liability. The Court has **not** decided that the Plaintiffs or Trinity and Homewood should win these Actions. Instead, both sides agreed to a Settlement. That way, they avoid the cost of a trial, and the Class Members will receive relief now rather than years from now, if at all.

5. How do I know if I am part of the Settlement?

The Settlement is intended for the following current owners of home built by Trinity: homes built and sold by Trinity from January 1, 2009, through March 7, 2018 set forth by address in the following Ohio Counties: Franklin, Licking, Delaware, Fairfield, and Union, but excluding homes obtained by Trinity as part of its buy-back program that were built by a builder other than Trinity..

The Settlement is also intended for the following current owners of homes built by Homewood between January 1, 1999, through March 7, 2018 in the following Ohio Counties: Franklin, Licking, Delaware, Fairfield, and Union, but excluding: (1) homes that have had their original roof replaced; (2) homes that the chain of title reflects had previously been transferred through a foreclosure proceeding; and (3) homes obtained by Homewood as part of its buy-back program that were built by a builder other than Homewood.

If you received this notice in the mail, the Claims Administrator believes you may own one of the homes that fits within the class definitions set forth above.

The estate of a deceased person who is included in the Classes will be included only if it notifies the Claims Administrator before the Final Settlement Hearing and obtains appropriate probate court approval to participate in the Settlement.

6. I'm still not sure if I am included.

If you are still not sure whether you are included in the Classes, you can check the Class Lists attached to the Settlement Agreement located at www.trinityandhomewoodsettlement.com and the definitions set forth in Section 5.

If you receive this notice and are a current resident of the home who is not the current owner, you should either forward this notice to the current owner or inform the Claims Administrator of the name and address of the current owner. If you are in the process of selling your home, please advise the Claims Administrator of the new owner and the closing date as that will determine who is entitled to payment.

If you are still not sure whether you are included in the Classes you can write or call the Settlement Administrator for free help. The Settlement Administrator's contact information is below.

Trinity and Homewood Settlement
c/o Administrator
PO Box 23369
Jacksonville, FL 32241
1-866-293-0287
Email: Info@trinityandhomewoodsettlement.com

THE PROPOSED SETTLEMENT

7. What relief does the Settlement provide to the Class Members?

Trinity and Homewood have created a Settlement Fund of \$1,200,000 which will be used to pay the Claims of Class Members, Class Counsel's Fees, Costs, and Expenses Award (see Section 11 below), Plaintiffs' incentive award (see Section 12 below), and compensation for the Settlement Administrator for providing notice to the Classes and administering the Settlement.

If you are a Class Member, you are eligible to receive a pro rata share of the Settlement Fund by timely and validly submitting a Claim Form.

HOW TO REQUEST AN AWARD UNDER THE SETTLEMENT – SUBMITTING A CLAIM FORM

8. How can I get a Settlement Award?

To qualify for a Settlement award, you must send in a Claim Form. A Claim Form is attached to this Notice.

A Claim Form is also available at the website www.trinityandhomewoodsettlement.com.

The Claim Form may be submitted electronically or by postal mail.

Read the instructions carefully, fill out the form, and postmark it by February 16, 2026, or submit it online on or before 11:59 p.m. (Pacific) on February 16, 2026.

9. When will I get a Settlement award?

As described in Sections 17 and 18, the Court will hold a hearing on March 6, 2026, at 9:00 a.m. to decide whether to approve the Settlement. If the Court approves the Settlement, after that, there may be appeals. It's always uncertain whether these appeals can be resolved, and resolving them can take time, perhaps more than a year. You can check on the progress of the case on the website dedicated to the Settlement at www.trinityandhomewoodsettlement.com. *Please be patient.*

THE LAWYERS IN THIS CASE AND THE PLAINTIFFS

10. Do I have a lawyer in this case?

The Court has ordered that the law firms of Robert Huff Miller LLC, and Murray Murphy Moul + Basil LLP and The Patmon Law Firm LLC ("Settlement Class Counsel") will represent the interests of all members of the Classes. You will not be separately charged for these lawyers. If you want to be represented by your own lawyer, you may hire one at your own expense.

11. How will the lawyers be paid?

Settlement Class Counsel will petition the Court to receive a Fees of up to \$400,000 plus expenses of up to \$30,000. The Court will make the final decision as to the amount to be paid to the attorneys for their fees and costs. You will not be required to separately pay any attorneys' fees or costs to the Settlement Class Counsel.

12. Will the Plaintiffs receive any compensation for their efforts in bringing these Actions?

The Plaintiffs will request an incentive award of up to \$12,500 to each named Plaintiff (Jacob and Kirsten Trinkka and Peter and Jennifer Tassi) (total of Twenty-Five Thousand Dollars (\$25,000) per couple) for their services as class representatives and their efforts in bringing the Actions. The Court will make the final decision as to the amount to be paid to the Plaintiffs.

DISMISSAL OF ACTION AND RELEASE OF ALL CLAIMS

13. What am I giving up to obtain relief under the Settlement?

If the Court approves the proposed Settlement, you will be releasing your claims against Trinity and Homewood unless you have excluded yourself from the Settlement. This generally means that you will not be able to file or pursue a lawsuit against Trinity or Homewood or be part of any other lawsuit against Trinity or Homewood asserting claims related to the alleged roof and/or attic under ventilation issues raised in this case. The Settlement Agreement, available on the Internet at the website www.trinityandhomewoodsettlement.com contains the full terms of the settlement, including the release.

HOW TO EXCLUDE YOURSELF FROM THE SETTLEMENT

14. How do I exclude myself from the Settlement?

You may exclude yourself from the Classes and the Settlement. You can submit a request for exclusion to the Settlement Administrator electronically (through the Settlement Website) or by postal mail. If you want to be excluded, you must either complete the Opt-Out Form available on the Settlement Website located at www.trinityandhomewoodsettlement.com, or write the Settlement Administrator stating: **(a)** the name and case number of the action – “*Trinka v. Trinity Home Builders, LLC*, Franklin County, Ohio Case No. 18-CV-002023 ” or “*Tassi v. Homewood Corp.*, Franklin County, Ohio Case No. 20-CV-003361 ”; **(b)** the full name and the unique identification number for the Class Member assigned by the Settlement Administrator; **(c)** the address, telephone number, and email address (optional) of the Class Member seeking exclusion; **(d)** that the requestor does not wish to participate in the Settlement; and **(e)** be signed personally by you. If you are not using the Opt-Out Form on the Settlement Website, the request for exclusion must be sent to the Settlement Administrator at:

Trinity and Homewood Settlement
c/o Administrator
PO Box 23369
Jacksonville, FL 32241
1-866-293-0287

Email: Info@trinityandhomewoodsettlement.com

Your request for exclusion must be submitted electronically or be postmarked no later than February 16, 2026, at 11:59 pm (Pacific). If you submit your request for exclusion by postal mail, you are responsible for your postage.

If you validly and timely request exclusion from your Class, you will be excluded from the Class, you will not be bound by the Settlement Agreement or the judgment entered in the Actions, you

will not be eligible to make a Claim for any benefit under the terms of the Settlement Agreement, you will not be entitled to submit an objection to the Settlement, and you will not be precluded from prosecuting any timely, individual claim against Trinity or Homewood based on the conduct complained of in the Actions.

If you do nothing, you will remain a member of your Class, release your claims as set forth in the Settlement Agreement, and will not receive a payment.

HOW TO OBJECT TO THE SETTLEMENT

15. How do I tell the Court that I disagree with the Settlement?

At the date, time, and location stated in Section 18 below, the Court will hold a Fairness Hearing to determine if the Settlement is fair, reasonable, and adequate, and to also consider the attorneys who initiated the Actions' request for a Fees, Costs, and Expenses Award, and a Service Payment to the Plaintiffs.

If you wish to object to the fairness, reasonableness, or adequacy of the Settlement Agreement or the proposed Settlement, you must write to the Court and must: **(a)** clearly identify the case name and number – “*Trinka v. Trinity Home Builders, LLC*, Franklin County, Ohio Case No. 18-CV-002023” or “*Tassi v. Homewood Corp.*, Franklin County, Ohio Case No. 20-CV-003361”; **(b)** include the full name and the unique identification number for the Class Member assigned by the Settlement Administrator; **(c)** include the address, telephone number, and email address (optional) of the objecting Class Member; **(d)** include the full name, address, telephone number, and email address of the objector's counsel (if any), and the state bar(s) to which counsel is admitted (if the objector is represented by counsel); **(e)** provide a detailed explanation stating the specific reasons for the objection, including any legal and factual support and any evidence in support of the objection, and a list of any witnesses who may be called and copies of any exhibits that may be offered; and **(f)** identification of the case name, case number, and court for any prior class action lawsuit in which the objector and the objector's attorney (if applicable) has objected to a proposed class action settlement. Objections may be submitted to the Settlement Administrator electronically by email or by postal mail. The Settlement Administrator will then have the objections submitted to the Court. Or you may submit the objections directly to the Court. If an objection is submitted by postal mail, the Class Member must pay for postage. The Settlement Administrator's contact information is below.

Trinity and Homewood Settlement
c/o Administrator
PO Box 23369
Jacksonville, FL 32241
1-866-293-0287
Email: Info@trinityandhomewoodsettlement.com

The mailing address to the Court is:

Clerk of the Court
Franklin County Court of Common Pleas

345 S High Street
Columbus, OH 43215

The objection must be submitted electronically or be postmarked no later than February 16, 2026, at 11:59 pm (Pacific).

You may, but need not, submit your objection through counsel of your choice. If you do make your objection through an attorney, you will be responsible for your personal attorney's fees and costs.

IF YOU DO NOT TIMELY MAKE AN OBJECTION, YOU WILL BE DEEMED TO HAVE WAIVED ALL OBJECTIONS AND WILL NOT BE ENTITLED TO SPEAK AT THE FAIRNESS HEARING.

If you submit a written objection, you have the option to appear and request to be heard at the Fairness Hearing, either in person or through personal counsel. You are not required, however, to appear. However, if you, or your attorney, intend to make an appearance at the Fairness Hearing, you must include on your timely and valid objection a statement substantially similar to "Notice of Intention to Appear." Only those who submit timely objections including Notices of Intention to Appear may speak at the Fairness Hearing. If you make an objection through an attorney, you will be responsible for your attorney's fees and costs.

16. What is the difference between excluding myself and objecting to the Settlement?

Objecting is simply telling the Court that you disagree with something about the Settlement. You can object only if you stay in the Settlement Class. Excluding yourself is telling the Court that you don't want to be part of the Settlement Class. If you exclude yourself, you have no basis to object because the Settlement no longer affects you. If you do nothing, you will remain a member of your Class, release your claims as set forth in the Settlement Agreement, and will not receive a payment.

FAIRNESS HEARING

17. What is the Fairness Hearing?

The Court has preliminarily approved the Settlement and will hold a hearing to decide whether to give final approval to the Settlement. The purpose of the Fairness Hearing will be for the Court to determine whether the Settlement should be approved as fair, reasonable, adequate, and in the best interests of the Classes; to consider the Fees, Costs, and Expenses Award to the attorneys who initiated the Actions; and to consider the request for an incentive award to the Plaintiffs.

18. When and where is the Fairness Hearing?

On March 6, 2026, at 9:00 a.m., a hearing will be held on the fairness of the proposed Settlement. At the hearing, the Court will be available to hear any objections and arguments concerning the proposed Settlement's fairness. The hearing will take place before the Honorable Michael Holbrook, Franklin County Court of Common Pleas – 345 S High Street,

Columbus, OH on March 6, 2026, at 9:00 a.m. The hearing may be postponed to a different date or time or location without notice. Please check www.trinityandhomewoodsettlement.com for any updates about the Settlement generally or the Fairness Hearing specifically. If the date or time of the Fairness Hearing changes, an update to the Settlement Website will be the only way you will be informed of the change.

19. May I speak at the hearing?

At that hearing, the Court will be available to hear any objections and arguments concerning the fairness of the Settlement. You may attend, but you do not have to. As described above in Section 15, you may speak at the Fairness Hearing only if (a) you have timely submitted an objection, and (b) you have timely and validly provided a Notice of Intent to Appear. If you have requested exclusion from the Settlement, however, you may not speak at the Fairness Hearing.

ADDITIONAL INFORMATION

20. How do I get more information?

To see a copy of the Settlement Agreement, the Court's Preliminary Approval Order, the application for a Fees, Costs, and Expenses Award, and the operative Complaints filed in the Actions, please visit the Settlement Website located at: www.trinityandhomewoodsettlement.com. Alternatively, you may contact the Settlement Administrator at the email address info@trinityandhomewoodsettlement.com or the U.S. postal (mailing) address: Trinity and Homewood Settlement, c/o Administrator, PO Box 23369, Jacksonville, FL 32241. You may also obtain information by calling 1-866-293-0287.

This description of these Actions is general and does not cover all of the issues and proceedings that have occurred. In order to see the complete file, you should visit the Clerk's website at <https://fcdcfjs.co.franklin.oh.us/CaseInformationOnline/> or the Clerk's office at the Franklin County Court of Common Pleas – 345 S. High Street, Columbus, OH. The Clerk will tell you how to obtain the file for inspection and copying at your own expense.

21. What if my address or other information has changed or changes after I submit a Claim Form?

It is your responsibility to inform the Settlement Administrator of your updated information. You may do so at the address below:

Trinity and Homewood Settlement
c/o Administrator
PO Box 23369
Jacksonville, FL 32241
1-866-293-0287
Email: info@trinityandhomewoodsettlement.com

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NO TAX ADVICE: NEITHER PLAINTIFFS, CLASS COUNSEL, NOR ANY OTHER PARTY OR COUNSEL ARE PROVIDING ANY ADVICE REGARDING TAXES OR TAXABILITY WITH RESPECT TO ANY AWARDS TO CLASS MEMBERS, NOR SHALL ANYTHING IN THIS NOTICE OR ANY RELATED DOCUMENTS BE RELIED UPON AS SUCH.

DO NOT ADDRESS ANY QUESTIONS ABOUT THE SETTLEMENT OR THE LITIGATION TO THE CLERK OF THE COURT OR THE JUDGE.