

G0602-1602  
ARTICLES OF INCORPORATION  
OF  
EAGLEWOOD HOME OWNERS ASSOCIATION, INC.

APPROVED  
By PMC  
Date 4-10-89  
Amount 25.00

ARTICLE I:

The name of the corporation shall be EAGLEWOOD HOME OWNERS ASSOCIATION, INC.

ARTICLE II:

The principal office of the corporation shall be located in Lucas County, Ohio. *Sylvania, Ohio*

ARTICLE III:

This association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide maintenance, preservation and architectural control of the residence lots and common area within that certain tract of property located in the City of Sylvania, in Lucas County, Ohio, and being the premises described as Eaglewood Subdivision, and to promote the health, safety and welfare of the residents within the above property and any additions thereto as may hereafter be brought within the jurisdiction of this association and for this purpose to:

- a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the association as assigned or transferred to it by the Developer pursuant to the Declarations of Restrictions, hereinafter called the Declarations, applicable to the individual plats of said subdi-

vision and recorded in the Office of the Lucas County Recorder, and as the same may be amended from time to time;

b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declarations; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the association, including all

licenses, taxes or governmental charges levied or imposed against the property of the association;

c) Acquire, by gift purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the association;

d) Borrow money, and, with the assent of two-thirds of the members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as secured for money borrowed or debts incurred;

e) Dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members provided that no such dedication or transfer shall be effective unless an instrument has been signed by

at least two-thirds of the members, agreeing to such dedication, sale or transfer;

f) Participate in mergers and consolidations with other non profit corporations organized for the same purposes, or annex additional residential property and common area, provided that any such merger or consolidation shall have the assent of two-thirds of the members;

g) Act as purchasing agent for goods and services for the members of the association only;

h) Have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Ohio, Sections 1702.01 through 1702.99, inclusive, of the Ohio Revised Code, by law may now or hereafter have or exercise.

#### ARTICLE IV:

The initial trustees shall be:

- a) Chris Cochrane  
5911 Eaglewood Drive  
Sylvania, Ohio 43560
- b) Mark Dillemuth  
7357 Highland Ridge Court  
Sylvania, Ohio 43560
- c) Marge Malinowski  
6121 Eaglewood  
Sylvania, Ohio 43560

#### ARTICLE V:

The initial members shall be all of the resident property owners in the community known as Eaglewood Subdivi-

sion, consisting of Eaglewood Plats I, II, and III, a Sub-division of the City of Sylvania, Lucas County, Ohio. Each such resident property owner shall be entitled to one (1) vote for each lot owned on each matter submitted to a vote of the members; provided, however, that where title to a lot is in the name of more than one person, such co-owners acting jointly shall be entitled to only one (1) vote.

ARTICLE VI:

The affairs of this association shall be managed by a board of trustees, each of which must be a member of the association. The number of trustees of the association shall be not less than three nor more than nine. The number of trustees, and the manner in which they are elected shall be set forth in the Code of Regulations of the association.

ARTICLE VII:

The association may be dissolved with the assent given in writing and signed by not less than two-thirds of the members. Upon dissolution of the association, other than incident to a merger or a consolidation, the assets of the association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the association was created, or for general welfare of the residents of the city in which the property is located. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to similar purposes.

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ARTICLE VIII:

The period of existence of the corporation shall be perpetual.

ARTICLE IX:

Amendment of the Articles of Incorporation shall require the assent of seventy-five percent (75%) of the entire membership of the association.

IN WITNESS WHEREOF, I have made, subscribed and acknowledged these Articles of Incorporation this 30<sup>th</sup> day of March, 1989.

Chris E. Steiner  
CHRIS E. STEINER, Incorporator



Department of State

# The State of Ohio

**Sherrod Brown**  
Secretary of State

747081

## Certificate

It is hereby certified that the Secretary of State of Ohio has custody of the Records of Incorporation and Miscellaneous Filings; that said records show the filing and recording of: ARN

of:

EAGLEWOOD HOME OWNERS ASSOCIATION, INC.

United States of America  
State of Ohio  
Office of the Secretary of State



Recorded on Roll 6602 at Frame 1602 of  
the Records of Incorporation and Miscellaneous Filings.

Witness my hand and the seal of the Secretary of State, at the  
City of Columbus, Ohio, this 10TH day of APRIL,  
A.D. 1989.

*Sherrod Brown*  
**Sherrod Brown**  
Secretary of State