

ARTICLES OF INCORPORATION  
OF  
LAKEMONT HOMEOWNERS ASSOCIATION  
A NON-PROFIT CORPORATION

The undersigned, desiring to form a non-profit corporation under Section 1702.01 et seq Revised Code of Ohio, do hereby certify as follows:

- FIRST        The name of said corporation shall be LAKEMONT HOMEOWNERS ASSOCIATION (the "ASSOCIATION").
- SECOND       The place in this state where the principal office of this corporation is to be Perrysburg Township, Wood County, Ohio.
- THIRD        The purposes for which said corporation is formed are as follows:
- a) To form and operate an association to promote and make efforts to maintain the attractiveness, value and character of the residential lots in the Lakemont subdivision through enforcement of the terms, conditions, provisions and restrictions set forth in the Declaration of Rights and Restrictions as to Lakemont Plats 1, 2, 3, 4, and 5 and as filed in the records of Wood County, Ohio (collectively, the "Declarations"), and any subsequent Declaration(s) encumbering any subsequent plat(s) of the Lakemont subdivision, or in any rules and regulations which the Association may promulgate pursuant thereto.
  - b) To promote and seek harmony among the Lakemont community and neighborhoods, and to provide for an association to coordinate social and other neighborhood activities in the Lakemont subdivision.

c) To represent the owners of residential lots before governmental agencies, and to promote the common interest of the Lakemont lot owners.

d) To collect and disperse funds as provided in the Declarations, and as may be provided in any subsequent Declaration(s) encumbering any subsequent plat(s) of Lakemont.

e) To acquire title from the developer as to any common areas that may be defined in the Declarations and designated for the common use and enjoyment of the lot owners of Lakemont, and to provide for and insure, manage, maintain, improve and repair said Common areas.

f) To purchase and maintain fire, casualty and liability insurance to protect the Association, its officers, trustees, managers and/or members from liability incident to the ownership and use of said common areas; to pay all real estate, personal property, other taxes thereupon, or as levied against the Association, and to discharge any lien or encumbrance for said taxes or otherwise asserted against the Association or its assets; and to establish reserves to pay the estimated future costs of any such items.

g) To enforce all provisions of the Declarations.

h) To adopt rules and regulations of general application concerning the use, maintenance, insurance and upkeep of the common areas and of any easement areas and/or recreational areas created or reserved in the Declaration or on the Plats.

i) To do all such further acts as are necessary and convenient or expedient to accomplish the foregoing purposes, or as are incidental thereto.

FOURTH      The following persons shall serve said corporation as Trustees until the first annual meeting or other meeting called to elect Trustees:

Mr. James Millon  
302 Conant Street  
Maumee, Ohio 43537

Mr. Joe Dennis  
7091 Twin Lakes Road  
Perrysburg, Ohio 43551

Mr. Gene Jeric  
5939 Forest Hills Drive  
Maumee, Ohio 43537

FIFTH      The members of the Association shall be the owners, from time to time, of all of the residential lots subject to the Declarations.

SIXTH      Each member of the Association other than the developer (as defined in the Declarations), its successors and assigns, shall be entitled to one vote in the Association for each residential lot which such member shall own. When more than one person holds an ownership interest in any residential lot, all persons holding such ownership shall be members of the Association and in such event the vote for such residential lot shall be exercised as the owners among themselves determine, but in no event shall more than one vote be cast with respect to any residential lot. Where a vote is cast by one of two or more owners of any residential lot, the Association shall not be obligated to look to the authority of the member casting the vote. Notwithstanding the above, so long as the developer shall hold title to any residential lot, developer shall be entitled to (5) five votes for each residential lot owned by the developer. At any meeting of members at which a quorum is present, unless a larger majority is required under the Code of Regulations, all questions coming before the members for decision shall be decided by the vote of a majority of the voting rights of the members present at the meeting.

SEVENTH    The Association is not organized for pecuniary profit, nor shall it have any power to issue certificates of stock or pay dividends, and no

part of the net earnings or assets of the Association shall be distributed, upon dissolution or otherwise to any member, Trustee or Officer of the Association, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Three hereof.

EIGHTH Each person who at any time is or shall have been a Trustee, Officer, employee or agent of the Association or is or shall have been serving at the request of the Association as a Director, Trustee, Officer, employee, member or agent of another Corporation, partnership, joint venture, trust or other enterprise, and his or her heirs, executors, administrators and personal representatives, shall be indemnified and held harmless by the Association in accordance with and to the full extent permitted by the Ohio non profit corporation act as in effect at the time of the adoption of these articles or as amended from time to time thereafter.

IN WITNESS WHEREOF, I have hereunto subscribed my name this \_\_\_\_\_ day of \_\_\_\_\_, 1998, as incorporator.

\_\_\_\_\_  
James W. Millon, Incorporator

STATE OF OHIO        )  
                          ) ss.  
COUNTY OF LUCAS    )

Personally appeared before me, the undersigned, a Notary Public in and for said Country, this \_\_\_\_\_ day of \_\_\_\_\_, 1998, the above named James W. Millon, who acknowledged the signing of the foregoing Articles of Incorporation to be his free act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal on the day and year last aforesaid.

\_\_\_\_\_  
Notary Public

APPOINTMENT OF AGENT

OF

LAKEMONT HOMEOWNERS ASSOCIATION, INC.

The undersigned, James W. Millon, hereby accepts appointment as Statutory Agent for LAKEMONT HOMEOWNERS ASSOCIATION, INC., said person being a natural person and resident in the County in which the corporation has its principal office, upon whom process, notice or demand required or permitted by statute to be served upon the corporation may be served. His address is 302 Conant Street, Maumee, Lucas County, Ohio 43537.

LAKEMONT HOMEOWNERS ASSOCIATION, INC.

James W. Millon, Incorporator

LAKEMONT HOMEOWNERS ASSOCIATION, INC.

Gentlemen:

I hereby accept the appointment as the representative of your company upon whom process, tax notices or demands may be served.

JAMES W. MILLON

STATE OF OHIO     )  
                          ) ss.  
COUNTY OF LUCAS )

Personally appeared before me, the undersigned, a Notary Public in and for said county, this \_\_\_\_\_ day of \_\_\_\_\_, 1998, the above named JAMES W. MILLON, who acknowledged the signing of the foregoing to be his free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year last aforesaid.

Notary Public