

ARTICLES OF INCORPORATION

-OF-

The Wilderness Trails Homeowners Association, Inc.

The undersigned, desiring to form a corporation, not for profit, under Sections 1702.01 et seq., Revised Code of Ohio, do hereby certify:

FIRST. The name of said corporation shall be The Wilderness Trails Homeowners Association, Inc.

SECOND. The place in Ohio where the principal office of the corporation is to be located is P.O. Box 527, Sunbury, Delaware County, Ohio, 43074.

THIRD. The purpose or purposes for which said corporation is formed are:

1. To maintain the recreation area for property owners of Wilderness Trails Subdivision in Millcreek Township, Union County, Ohio for its members.

2. To operate as a non profit corporation.

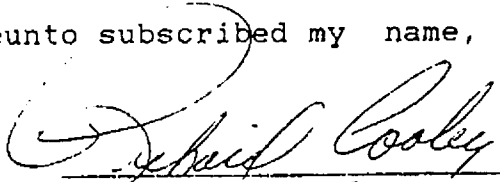
FOURTH. The following persons not less than three shall serve said corporation as Trustees until the first annual meeting or other meeting called to elect Trustees.

Richard Cooley
P.O. Box 527
Sunbury OH 43074

Debra J. Chandler
14531 Woodhill Drive
Ostrander OH 43061

Joyce Filppi
14333 Hickory Wood Trail
Ostrander OH 43061

13th IN WITNESS WHEREOF, I have hereunto subscribed my name, this
day of October, 1987.


Richard Cooley

THE WILDERNESS TRAILS HOMEOWNERS ASSOCIATION, INC

BY LAWS

ARTICLE I

NAME

The name of this group shall be The Wilderness Trails Homeowners Association, Inc., hereinafter referred to as the Association.

ARTICLE II

PURPOSE

The purpose or purposes for which said Association is formed are:

1. To maintain the recreation area for property owners of Wilderness Trail Subdivision in Millcreek Twp., Union County, Ohio, for its members.

2. To operate as a non-profit corporation.

ARTICLE III

MEETINGS

The regular yearly meeting shall be held on the first Saturday in November, at a time and place to be designated by the President.

Special meetings may be called by the Trustees. Notice of such special meeting and the purpose thereof shall be mailed to the membership fourteen days prior to the time and place of such meeting.

ARTICLE IV

OFFICERS

1. The officers shall consist of a President, Secretary, Treasurer, and three Trustees, to be elected for three years, by ballot at the November meeting.

2. Three Trustees shall be elected, one to be elected for three years, one to be elected for two years, and one to be elected for one year. One Trustee shall be elected for three years, each year thereafter.

3. The President shall name a Nominating Committee of three members who shall prepare a list of candidates for officers, and submit the list to the Secretary thirty days prior to the November meeting. The entire membership will be notified of the candidates for offices, and voting shall be by secret ballot on the day of the annual November meeting. Members may vote by absentee ballot which must be received by the Secretary prior to the annual meeting.

4. The privilege of holding office, making motions, debating and voting, shall be limited to members of the Association in good standing. Voting will be limited to property owners of Wilderness Trail Subdivision and their spouses.

5. A vacancy occurring in an office shall be filled by a vote of the members at the next regular meeting, due notice having been given.

ARTICLE V

DUTIES OF THE OFFICERS

1. President-Shall preside at all meetings of the Association, and shall perform all duties usually pertaining to the office.

2. Secretary-The Secretary shall keep a correct record of all meetings of the Association, and shall perform such other duties as may be delegated to the Office of Secretary.

3. Treasurer-Shall keep an accurate record of receipts and expenditures, and shall pay out funds only as authorized by the Association.

The Treasurer shall further present a statement of account at every regular meeting of the Association. The Treasurer's accounts shall be audited annually.

4. Trustees-Shall assist the officers in planning and directing the activities of the Association as needed.

ARTICLE VII

MEMBERSHIP QUALIFICATIONS

1. The membership of this Association shall be limited to the owners and their spouses of property in Wilderness Trail Subdivision.

2. Membership will entitle the members to use the recreation area in Wilderness Trail Subdivision, subject to rules and regulations of this Association and the Environmental Deed Protection Covenants recorded in the office of the Union County Recorder, Union County, Ohio.

3. No member shall retain membership privileges if that member permits his or her membership fees or any fees in connection with the operation of the Association to remain unpaid for a period in excess of thirty days in any one year.

ARTICLE VIII

FEES

1. No initial membership fee shall be paid.

\$50/yr.

2. Each property owner will pay the sum of \$25.00 per year for the maintenance of the recreation area which shall include mowing of the recreation area and designated walkways which give access to the recreation area and any other necessary upkeep. Payment shall be made by January of each year beginning in 1988.

3. Subject to the Environmental Deed Protection Covenant a two-thirds majority vote of the members of the Association may chose to improve the recreation area.

4. The Assoication may establish annual dues as necessary.

5. All fees are due and payable upon receipt of notice of the same.

ARTICLE IX

INDEMNIFICATION

The Wilderness Trail Homeowners Association, Inc., its members, and all its officers, shall be indemnified and held harmless from all liability and claims and demands for death of or injury to any poerson or loss of or damage to property caused by or growing out of the use by anyone of the rights granted herein.