

**Amended**  
**Code of Regulations**  
**of**  
**The Forest Ridge Association**

21+

**PLEASE CROSS MARGINAL REFERENCE WITH THE DECLARATION (6/1/65)  
RECORDED AT BOOK 4, PAGE 582, AND SUPPLEMENTAL DECLARATION (12/31/65)  
RECORDED AT BOOK 5, PAGE 221**

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QBR

**Real Property Owned by The Forest Ridge Association (see legal descriptions attached hereto as Exhibit A):**

	<u>Parcel ID</u>	<u>Deed Record</u>	<u>Legal Desc.</u>	<u>Address</u>	<u>Acres</u>	<u>Notes</u>
1	I39300219 0001	74-269 A07	569 FR 4-2	Union Schoolhouse Rd.	11.8	Green Area
2	I39300210 0005	74-269 A07	588 FR 4-3	Willow Branch Dr.	1.3	Green Area
3	I3900313 0001	B 2521, P 605	522 FR 3-5	Union Schoolhouse Rd.	27.81	Green Area
4	I3900312 0047	B 2521, P 605	523 FR 3-5	Corkwood Dr.	0.184	
5	I3900313 0002	B 2521, P 605	524 FR 3-5	Union Schoolhouse Rd.	8.48	Swim Club and Recreation Area
6	I39300216 0006	B 2480, P 617	359 FR 4-1	Forest Ridge Blvd.	3.36	Green Area
7	I39300216 0010	B 2480, P 617	381 FR 4-1	Forest Ridge Blvd.	1.0	
8	I39300213 0009	B 2480, P 617	416 FR 4-1	Honeyleaf Way	4.38	Green Area
9	I3900316 0009	B 2455, P 322	243 FR 3-3	Sweetleaf Dr.	5.95	Green Area
10	I3900316 0010	B 2455, P 322	244 FR 3-3	Sweetleaf Dr.	0.89	Green Area
11	I3900319 0001	B 2455, P 322	322 FR 3-4	Meadowsweet Dr.	1.2	Green Area
12	I3900319 0002	B 2455, P 322	353 FR 3-4	Meadowsweet Dr.	0.86	
13	I3900307 0017	B 2418, P 282	96 FR 2-5	Sweetbell Ct.	2.76	Green Area
14	I39300305 0009	B 2418, P 282	105 FR 2-6	Meadowsweet Dr.	1.23	Green Area
15	I39300305 0018	B 2418, P 282	114 FR 2-6	Meadowsweet Dr.	0.89	Green Area
16	I3900310 0003	B 2418, P 282	67 FR 2-4	Union Schoolhouse Rd.	1.75	Green Area
17	I3900310 0004	B 2418, P 282	68 FR 2-4	Silver Oak St.	0.78	Green Area
18	I3900311 0024	B 2291, P 487	36 FR 2-2	Silver Oak St.	5.5	Green Area
19	I39300212 0001	76-015 C10	570 FR 4-3	Union Schoolhouse Rd.	2.07	Green Area
20	I39300211 0005	76-015 C10	580 FR 4-3	Elmshaven Dr.	0.27	Green Area
21	I39300210 0006	76-015 C10	589 FR 4-3	Willow Branch Dr.	1.63	Green Area
22	I39300208 0012	76-015 C10	642 FR 4-4	Honeyleaf Way	2.08	Green Area
23	I3900223 0017	76-015 C09	705 FR 4-5	Silver Oak St.	4.59	Green Area
24	I3900320 0009	76-015 C09	714 FR 4-6	Forest Ridge Blvd.	1.08	Green Area
25	I3900320 0010	76-015 C09	715 FR 4-6	Forest Ridge Blvd.	5.3	Green Area
26	R72217311 0028	76-015 C09	920 FR 4-9 (nka Dayton Lot 80204)		1.33	Green Area
27	R72217314 0025	76-015 C08	969 FR 5-1 (nka Dayton Lot 80254)		2.52	Green Area
28	R72217318 0007	76-015 C08	1016 FR 5-2 (nka Dayton Lot 80301)	Silver Oak St.	2.71	Green Area
29	R72217318 0018	76-015 C08	1027 FR 5-2 (nka Dayton Lot 80312)	Silver Oak St.	3.4	Green Area

CODE OF REGULATIONS  
AS AMENDED  
OF  
THE FOREST RIDGE ASSOCIATION

ARTICLE I  
NAME

The name of this corporation shall be THE FOREST RIDGE ASSOCIATION.

ARTICLE II  
PURPOSE

This corporation is formed to promote the health, safety and general welfare of its members, and in pursuance thereof to own, acquire, build, operate and maintain, recreation parks, playgrounds, swimming pool, commons, streets, footways, open areas and other common facilities, including buildings, structures and personal property incident thereto; to plan and arrange athletic, social and recreational activities; to own, improve and hold real estate and personal property for the accommodation, convenience and entertainment of its members; and to do all other things necessary or convenient to the achievement of the ends above set forth.

ARTICLE III  
MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assignment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

A member shall consist of a family unit made up of a husband and wife, or head of a household, parents and son, and daughters living in the household of the family unit. The Board of Trustees shall have sole power to determine status of dependents under this section.

Section 2. Voting Rights. An Active Member shall be one who is current in the payment of operating dues or assessments. Active members have voting rights and activity privileges and are eligible to hold office in the Club. When more than one person holds such an interest or interests in any Lot, all such persons shall be members, and the vote for such lot shall be exercised as they

among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

The Association shall have two classes of voting membership:

Class A. (Class A members shall be all those owners as defined in Article III of Declaration recorded in Miscellaneous Book 4, Page 582, with the exception of the Developer.

Class B. The Class B member(s) shall be the Developer who shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article III, of said Declaration provided that the Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or on January 1, 1970, whichever occurs earlier.

An Inactive member shall be one who shall have been transferred to the inactive list at his own request with the approval of the Board of Trustees or declared inactive by the Board, as hereinafter provided. An Inactive Member shall not have voting rights, shall not have activity privileges, shall not be allowed to participate as a guest, and shall not hold office. An Inactive Member may become an Active Member upon payment of past unpaid dues or assessments.

During any period in which a member is in default in the payment of any annual or special assessment levied by the Association, the voting rights and right to use of the recreational facilities of such member may be suspended by the Board of Trustees until such assessment has been paid.

#### ARTICLE IV PROPERTY RIGHTS, RIGHTS OF ENJOYMENT

Each member shall be entitled to the use and enjoyment of the Green Areas, Swimming Club and Recreation Area and facilities of the Association. Any member may delegate his rights of enjoyment thereof to the members of his family, his tenants or contract purchasers who reside on the property. Such member shall notify the secretary in writing of the name of any such delegee. The rights and privileges of such delegee are subject to suspension to the same extent as those of the members.

Such rights of a member may also be suspended, after notice and hearing, for a period not to exceed thirty (30) days, for violation of any rules and regulations established by the Board of Trustees governing the use of the property and facilities of the Association.

Such membership shall be appurtenant to and pass with the title to every assessed Lot, subject to the following provisions:

- (a) The right of the Association to limit the number of guests of members;
- (b) The right of the Association to dedicate or transfer all or any part of the Green area to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the two-thirds of the members present and voting at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

ARTICLE V  
BOARD OF TRUSTEES

The affairs of this Association shall be managed by a Board of nine (9) Trustees who must be active members of the Association. The names and addresses of the persons who are to act as Trustees until the selection of their successors are:

- |                       |   |
|-----------------------|---|
| 1. Carter C. Willsey  | - 224 W. Dixon Avenue, Dayton, Ohio 45419   |
| 2. Thomas L. Deger    | - 2340 State Route 48 North, Lebanon, Ohio  |
| 3. C. R. Apple        | - 88 Elmwood Drive, Dayton, Ohio 45459      |
| 4. C. R. Shanklin     | - 804 Kenosha Road, Dayton, Ohio 45429      |
| 5. Robert Archdeacon  | - 150 Davis Road, Dayton, Ohio 45459        |
| 6. Charles Abromowitz | - 820 Audrey Place, Dayton, Ohio 45406      |
| 7. Charles F. Allbery | - 302 Glenridge Road, Kettering, Ohio 45429 |
| 8. Ernest C. Roberts  | - 6036 Waterloo Road, Dayton, Ohio 45459    |
| 9. Paul C. Tipps      | - 52 Elmwood Drive, Dayton, Ohio 45459      |

At the first annual meeting the members shall elect three Trustees for a term of three years for Trustees designated 7, 8, and 9; at the second annual meeting the members shall elect three Trustees for a term of three years for Trustees designated 4, 5, and 6; and at the third annual meeting the members shall elect three Trustees for a term of three years for Trustees designated 1, 2, and 3; and at each fall annual meeting thereafter the members shall elect three directors for a term of three years.

Any Trustee may be removed from the Board with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Trustee, his successor shall be selected by the remaining members of the Board and shall serve until the next annual meeting (spring or fall). At such meeting, an election shall be held to elect a Trustee to serve the unexpired term of office.

No Trustee shall receive compensation for any service he may render to the Association. However, any Trustee may be reimbursed for his actual expenses incurred in the performance of his

duties.

The Trustees shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Trustees. Any action so approved shall have the same effect as though taken at a meeting of the Trustees.

## ARTICLE VI MEETINGS OF TRUSTEES

Section 1. Regular Meetings. Regular meetings of the Board of Trustees shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Trustees shall be held when called by the President of the Association, or by any two Trustees, after not less than three (3) days notice to each Trustee.

Section 3. Quorum. A majority of the number of Trustees shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Trustees present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

## ARTICLE VII NOMINATION AND ELECTION OF TRUSTEES

Section 1. Nomination. Nomination for election to the Board of Trustees shall be made by a Nominating Committee. Nominations may also be made from the floor at the Fall annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Trustees, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Trustees prior to each Fall annual meeting of the members, to serve from the close of such annual meeting until the close of the next Fall annual meeting, and such appointment shall be announced at each Fall annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Trustees as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members only.

Section 2. Election. Each Active Member shall be entitled to one vote for each seat on the Board of Trustees to be filled. Voting shall be by secret ballot. Voting may be accomplished by attendance at the meeting, by mail (postage paid by Member) postmarked no later than two business days prior

to the election, or by other electronic means as they become available.

The Board of Trustees shall appoint three inspectors of election whose duty it shall be to supervise the voting and tabulate the ballots cast. In case of a tie vote, such tie shall be resolved by lot.

## ARTICLE VIII POWERS AND DUTIES OF THE BOARD OF TRUSTEES

Section 1. Powers. The Board of Trustees shall have power:

- (a) To adopt and publish rules and regulations governing the use of the property and facilities of the Association, and the personal conduct of the members or their guests thereon, and to establish penalties for the infraction thereof;
- (b) To exercise for the Association all powers, duties and authority vested in or delegated to this Association not reserved to the membership by other provisions of this Code of Regulations, the Articles of Incorporation, or the Declaration;
- (c) To declare the office of a member of the Board of Trustees to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (d) To employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Trustees:

- (a) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meetings of the members or at any special meetings, when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- (b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- (c) As more fully provided herein and in the Declaration;
  - (1) to fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period, as hereinafter provided, and

- (2) to send written notice of each assessment to every Member subject thereto at least thirty (30) days in advance of each annual assessment period;
- (d) To issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid;
- (e) To procure and maintain adequate liability insurance, and to procure adequate hazard insurance on property owned by the Association;
- (f) To cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) To cause the Green Areas to be maintained; and
- (h) To cause the Swim Club and recreation area to be maintained.

## ARTICLE IX COMMITTEES

Section 1. The Board of Trustees shall appoint such committees as deemed appropriate in carrying out its purposes, such as:

1. A Recreation Committee which shall advise the Board of Trustees on all matters pertaining to the recreational program and activities of the Association and shall perform such other functions as the Board, in its discretion, determines;
2. A Maintenance Committee which shall advise the Board of Trustees on all matters pertaining to the maintenance, repair or improvement of the properties, and shall perform such other functions as the Board in its discretion, determines;
3. A Publicity Committee which shall inform the members of all activities and function of the Association and shall, after consulting with the Board of Trustees, make such public releases and announcements as are in the best interests of the Association; and
4. An Audit Committee which shall supervise the annual audit of the Association's books and approve the annual budget and statement of income and expenditures to be presented to the membership at its regular Spring annual meeting. The Treasurer shall be an ex officio member of the Committee.



Section 2. It shall be the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Association as is further concerned with the matter presented.

## ARTICLE X MEETINGS OF MEMBERS

Section 1. Annual Meetings. There shall be two meetings of the members held annually. These meetings are to be designated the Spring annual meeting and the Fall annual meeting. The first annual meeting of the members shall be held on September 12, 1966, and each subsequent regular Fall annual meeting of the members shall be second Monday of September of each year thereafter. The first regular Spring annual meeting will be held on March 3, 1975, and each subsequent regular Spring annual meeting of the members shall be held on the first Monday of March of each year thereafter.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Trustees, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the entire membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. Except as otherwise provided by law or in this Code of Regulations, the participation of members entitled to cast one-tenth (1/10) of the votes shall constitute a quorum for any action. Such Members of the Association may be present in person or by proxy, or cast votes by alternate means (including mail; electronic mail; electronic polls; and other means the membership shall approve in the future).

## ARTICLE XI OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all time be members of the Board of Trustees, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Trustees following each Fall annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled in the manner prescribed for regular election. The officer elected to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

#### PRESIDENT

(a) The president shall preside at all meetings of the Board of Trustees; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

#### VICE-PRESIDENT

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

## SECRETARY

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform other duties as required by the Board.

## TREASURER

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Trustees; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

## ARTICLE XII ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. By the Declaration each member is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements. The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due and shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Proper- ties and in particular for the improvement and maintenance of the Properties, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, and of the homes situated upon the Properties.

Section 3. Annual Assessments. The annual assessments or charges shall be established by the Board of Trustees in the manner hereinafter set forth. The amount shall be based upon the anticipated operational expense for the ensuing year.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Properties, including the necessary fixtures and personal property related thereto, in the manner hereinafter set forth.

Section 5. Uniform Rate. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 6. Evidence of Payment. The Association shall, upon demand at any time, furnish a certificate in writing, signed by an officer of the Association, setting forth whether the assessments on a specified lot have been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 7. Effective of Non-Payment of Assessments: Remedies of the Association. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 6% percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fee of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Properties or abandonment of his lot.

Section 8. Subordination of the Lien to Mortgages. The Lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any lot which is subject to any mortgage, pursuant to a decree of foreclosure under such mortgage or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to payments thereof which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 9. Basis and Maximum Assessments:

- (a) There shall be no assessment of any time prior to January 1, 1967.
- (b) For the year 1967 the maximum annual assessment shall be Fifty Dollars (\$50.00).

(1) The maximum annual assessment may be increased each year thereafter without a vote of the membership in conformance with the rise, if any, of the Consumer Price Index published by the Department of Labor, Washington, D.C.

(2) The maximum annual assessment may be increased above that established by the Consumer Price Index formula by a vote of the members at the annual meetings of the Association provided that any such change shall have the assent of two-thirds of the votes of each class of members. Written notice shall be sent to all members, setting forth such proposed change, not less than 30 days nor more than 60 days in advance of the annual meeting at which the vote is to be taken. The limitations hereof shall not apply to any change in the maximum and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation.

(c) After consideration of current maintenance costs and future needs of the Association, the Board of Trustees may fix the annual assessment at an amount not in excess of the maximum

Section 10. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association at any of its annual meetings, may levy a special assessment for the forth coming year for the purpose of defraying in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the green area or swim club and recreation area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of each class of members . Written notice shall be sent to all members, setting forth said proposed assessment, not less than 30 days nor more than 60 days in advance of said annual meeting.

Section 11. Quorum. The presence at the annual meetings of members entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum in determining the requisite vote pertaining to either of the assessments as set forth above.

If the required quorum is not forthcoming at said annual meeting, another meeting may be called, subject to the same notice requirement set forth above, and the required quorum at any such meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than ninety (90) days following said annual meeting.

ARTICLE XIII  
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be obtained at reasonable costs.

ARTICLE XIV  
AMENDMENTS

These Code of Regulations unless otherwise limited herein or by the Declaration, may be amended by the affirmative vote of two-thirds of the membership present and voting at any annual or special meeting, provided that at least five (5) days notice of such meeting and proposed amendment shall be given each member, except that the Federal Housing Administration or Veterans Administration shall have the right to veto amendments while there is a Class B membership.

ARTICLE XV  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the entire Class A membership and two-thirds (2/3) of the entire Class B membership, if any. Upon dissolution of the Association, the assets, both real and personal of the Association shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

ARTICLE XVI  
MISCELLANEOUS

Section 1. The Association shall indemnify and save harmless any individual against the expense of defense of any action, suit or proceeding in which he is made a party by reason of his being or having been a Trustee, Officer, or duly authorized agent of the Association, except in relation to matters as to which he shall be adjudged in such action, suit or proceedings to be liable for gross negligence or willful misconduct in the performance of his duties. This right shall extend to all such persons, their successors and legal representatives.

## CERTIFICATION

The undersigned hereby certifies that the foregoing is a true and correct copy of the Amended Code of Regulations of the Forest Ridge Association approved and adopted by the members of The Forest Ridge Association on September 11, 2017.

Executed this 21st day of November, 2017.

Charles W. Mahan

Charles W. Mahan

Member of the Board of Trustees

STATE OF OHIO )  
 ) SS:  
COUNTY OF MONTGOMERY )

The foregoing instrument was acknowledged before me on this 21st day of November, 2017, by Charles W. Mahan, Member of the Board of Trustees of The Forest Ridge Association.

De

Notary Public

My Commission Expires: 11/11/2011

**Donald Brian Rineer, Attorney at Law**  
Notary Public, State of Ohio  
My Commission has no expiration date.  
**Section 147.03 O.R.C.**

This Instrument Prepared By:  
Donald B. Rineer, Esq.  
Auman, Mahan & Furry  
A Legal Professional Association  
110 North Main Street, Suite 1000  
Dayton, OH 45402-1738  
(937) 223-6003

## **Exhibit A**

### **Parcel 1**

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED SIXTY NINE (569) Forest Ridge Four, Section Two, as recorded in Plat Book 90, Pages 124 and 125 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300219 0001

### **Parcel 2**

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED EIGHTY EIGHT (588) Forest Ridge Four, Section Three, as recorded in Plat Book 91, Pages 115 and 116 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300210 0005

### **Parcel 3**

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED TWENTY TWO (522) Forest Ridge Three, Section Five, as recorded in Plat Book 88, Page 14 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900313 0001

### **Parcel 4**

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED TWENTY THREE (523) Forest Ridge Three, Section Five, as recorded in Plat Book 88, Page 14 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900312 0047

### **Parcel 5**

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED TWENTY FOUR (524) Forest Ridge Three, Section Five, as recorded in Plat Book 88, Page 14 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900313 0002



Parcel 6

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered THREE HUNDRED FIFTY NINE (359) Forest Ridge Four, Section One, as recorded in Plat Book 86, Pages 26, 27 and 28 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300216 0006

Parcel 7

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered THREE HUNDRED EIGHTY ONE (381) Forest Ridge Four, Section One, as recorded in Plat Book 86, Pages 26, 27 and 28 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300216 0010

Parcel 8

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FOUR HUNDRED SIXTEEN (416) Forest Ridge Four, Section One, as recorded in Plat Book 86, Pages 26, 27 and 28 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300213 0009

Parcel 9

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered TWO HUNDRED FORTY THREE (243) Forest Ridge Three, Section Three, as recorded in Plat Book 83, Pages 47 and 48 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900316 0009

Parcel 10

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered TWO HUNDRED FORTY FOUR (244) Forest Ridge Three, Section Three, as recorded in Plat Book 83, Pages 47 and 48 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900316 0010

Parcel 11

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered THREE HUNDRED TWENTY TWO (322) Forest Ridge Three, Section Four, as recorded in Plat Book 84, Pages 79 and 80 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900319 0001

Parcel 12

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered THREE HUNDRED FIFTY THREE (353) Forest Ridge Three, Section Four, as recorded in Plat Book 84, Pages 79 and 80 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900319 0002

Parcel 13

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered NINETY SIX (96) Forest Ridge Two, Section Five, as recorded in Plat Book 77, Pages 6 and 7 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900307 0017

Parcel 14

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered ONE HUNDRED FIVE (105) Forest Ridge Two, Section Six, as recorded in Plat Book 78, Page 22 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300305 0009

Parcel 15

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered ONE HUNDRED FOURTEEN (114) Forest Ridge Two, Section Six, as recorded in Plat Book 78, Page 22 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300305 0018

Parcel 16

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered SIXTY SEVEN (67) Forest Ridge Two, Section Four, as recorded in Plat Book 77, Pages 4 and 5 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900310 0003

Parcel 17

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered SIXTY EIGHT (68) Forest Ridge Two, Section Four, as recorded in Plat Book 77, Pages 4 and 5 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900310 0004

Parcel 18

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered THIRTY SIX (36) Forest Ridge Two, Section Two, as recorded in Plat Book 74, Page 79 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900311 0024

Parcel 19

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED SEVENTY (570) Forest Ridge Four, Section Three, as recorded in Plat Book 91, Pages 115 and 116 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300212 0001

Parcel 20

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED EIGHTY (580) Forest Ridge Four, Section Three, as recorded in Plat Book 91, Pages 115 and 116 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300211 0005

Parcel 21

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered FIVE HUNDRED EIGHTY NINE (589) Forest Ridge Four, Section Three, as recorded in Plat Book 91, Pages 115 and 116 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300210 0006

Parcel 22

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered SIX HUNDRED FORTY TWO (642) Forest Ridge Four, Section Four, as recorded in Plat Book 92, Pages 53 and 54 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I39300208 0012

Parcel 23

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered SEVEN HUNDRED FIVE (705) Forest Ridge Four, Section Five, as recorded in Plat Book 91, Pages 63 and 64 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900223 0017

Parcel 24

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered SEVEN HUNDRED FOURTEEN (714) Forest Ridge Four, Section Six, as recorded in Plat Book 92, Pages 102, 103 and 104 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900320 0009

Parcel 25

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered SEVEN HUNDRED FIFTEEN (715) Forest Ridge Four, Section Six, as recorded in Plat Book 92, Pages 102, 103 and 104 of the Plat Records of Montgomery County, Ohio.

Parcel ID: I3900320 0010

Parcel 26

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered NINE HUNDRED TWENTY (920) Forest Ridge Four, Section Nine, as recorded in Plat Book 93, Page 55 of the Plat Records of Montgomery County, Ohio.

*Now described as:* Situate in the City of Dayton, County of Montgomery, State of Ohio and being Lot 80204 of the consecutive lots of the revised plat of said City of Dayton.

Parcel ID: R72217311 0028

Parcel 27

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered NINE HUNDRED SIXTY NINE (969) Forest Ridge Five, Section One, as recorded in Plat Book 95, Page 41 of the Plat Records of Montgomery County, Ohio.

*Now described as:* Situate in the City of Dayton, County of Montgomery, State of Ohio and being Lot 80254 of the consecutive lots of the revised plat of said City of Dayton.

Parcel ID: R72217314 0025

Parcel 28

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered ONE THOUSAND SIXTEEN (1016) Forest Ridge Five, Section Two, as recorded in Plat Book 96, Page 31 of the Plat Records of Montgomery County, Ohio.

*Now described as:* Situate in the City of Dayton, County of Montgomery, State of Ohio and being Lot 80301 of the consecutive lots of the revised plat of said City of Dayton.

Parcel ID: R72217318 0007

Parcel 29

Situate in the Township of Mad River, County of Montgomery and State of Ohio, being Lot Numbered ONE THOUSAND TWENTY SEVEN (1027) Forest Ridge Five, Section Two, as recorded in Plat Book 96, Page 31 of the Plat Records of Montgomery County, Ohio.

*Now described as:* Situate in the City of Dayton, County of Montgomery, State of Ohio and being Lot 80312 of the consecutive lots of the revised plat of said City of Dayton.

Parcel ID: R72217318 0018