

**Lake Milton Estates, Inc.**  
**Declaration of Restriction**  
**P. O. BOX 37**  
**LAKE MILTON, OH 44429**  
**Established 1973**

Code of Regulations and By-Laws of Lake Milton Estates, Inc. Revised as of September 2014.

In September of 2014, all of the members at the annual meeting were properly notified and the members revised the Code of Regulations and By-laws of Lake Milton Estates, Inc. as set forth below:

- Article I-        **NAME**  
The name of the organization shall be Lake Milton Estates, Inc. Property Owners Association.
- Article II-       **OBJECT**  
The object of the organization shall be to provide and maintain a community where an individual may own land, build and maintain a cottage or permanent home and have lake privileges in accordance with Lake Milton State Park rules and regulations.
- ARTICLE III-    **MEMBERS**  
The members shall be all land owners in the Lake Milton Estates, Inc.
- ARTICLE IV-    **DUES**  
Dues shall be determined yearly for each property owner at the annual meeting on the first Sunday after Labor Day. Dues become due June 1<sup>st</sup> but may be paid in advance. Checks should be made payable to Lake Milton Estates, Inc. Only paid up members shall receive all privileges of Lake Milton Estates, Inc. Notifications will be sent to land owners annually stating the amount of dues both current and delinquent. owed. Also, the members will be notified at the annual meeting.
- ARTICLE V-     **OFFICERS**
- Section 1-       The officers of the organization shall be a President, a Vice President, a recording Secretary-Treasurer and five Trustees. The officers shall be elected every two years on the odd numbered year at an open meeting of all property owners in Lake Milton Estates, Inc. This meeting shall be held in September and notices shall be sent out to all property owners, stating the time and place of the meeting.  
Nominations for each office shall be called for from the floor. Elections shall be by ballot except if there is but one candidate for an office. A majority of votes is required to elect and officer. A property owner must be present and have their dues paid to be eligible to vote. Each paid property owner shall have one vote.
- Section 2-       Only paid members of the organization may hold an office.
- Section 3-       No member shall hold more than one office at a time. If an officer resigns or leaves office for any reason, the officers and trustees shall appoint someone for the rest of the term.
- Section 4-       The duties of the officers shall be;

**President-** To call special meetings and set time and place. To preside over all meetings and be general overseer of all business pertaining to Lake Milton Estates, Inc. To appoint special committees for investigation. To carry out all policies and decisions passed by the officers. To sign all checks along with the recording secretary-treasurer.

**Vice-President-** To take over the duties of the President in his absence or when he is unable to perform his duties. To work on special projects as decided by the committee. To work closely with the President.

**Recording Secretary-Treasurer-** To carry out all correspondence pertaining to the organization. To keep a copy of all members and also have available copies of the By-Laws for the officers and members. It shall be the duty of the Recording Secretary-Treasurer to change the by-laws when additions or omissions are passed by the committee. To keep a record of all lot owners names and addresses. To keep books on the financial status of the organization. To keep books up to date and keep a record of all members who have paid their dues. To sign all checks along with the President and only allow allotted amounts as voted by the committee.

Section 5- All officers and trustees shall be entitles to one vote at all committee meetings of officers and trustees.

ARTICLE VI- **MEETINGS-**

Section 1- Emergency meetings called by the President or (2) officers and a Trustee with 24 hours notice. Regular meetings of the organization shall be held annually in September for the purpose of discussing general business. On the odd number years this meeting will be held immediately after the election of new officers but with the old officers presiding at the meeting.

Section 2- At least two meetings of officers and trustees shall be held in one year with additional meetings being call by the President or requested by three committee members for special business. Officers and trustees must be notified of the meeting place, date and time 72 hours prior to meeting.

Section 3- At least six of the eight officers and trustees must be present at any meeting before any business can be voted on or passed.

Section 4- A majority of those present is required to pass any business. To pass any amendment, the amendment shall be stated and recorded completely. A second is required to the motion. The floor is open for discussion. All committee members shall have the right to express their opinion before any business is brought to a vote. When all discussion is finished, a vote shall be taken by verbal response. In case of a tie, a compromising amendment can be proposed and voted on in place of the first amendment. In the event of a tie which cannot be resolved, the missing officers or trustees shall be present at the next meeting to break the tie.

ARTICLE VII- **GENERAL**

Section 1- All minutes, records, financial statements, etc., shall be open at all reasonable times to officers, trustees and paid members. Appointments shall be made at a reasonable hour.

Section 2- Vacancies in any elected office shall be filled by the committee of officers and trustees for the interval until the next election.

Section 3- The By-Laws may be amended at any meeting of the organization or committee by a majority vote.

ARTICLE VIII- **RULES**

- Section 1- That all lots in Lake Milton Estates, Inc. buildings are subject to Milton Township zoning laws and to the health and building requirements of Mahoning County. A copy of these may be obtained at the Youngstown Court house. Building shall be maintained in good condition.
- Section 2- Dock installation and area maintenance and usage shall be in accordance with Lake Milton State Park regulations.
- Section 3- The speed limit of 10 MPH is required for all roads in Lake Milton Estates, Inc.
- Section 4- Friends may visit any land owner by specifically naming the person to the attendant at the gate, providing the land owners Dues are paid for that year. If a large number of guests will be gathering at one time this should be approved ahead of time with the gate attendant or officers. All portable johns must be out of site where no one can see them. If any misconduct exists, the guests will be asked to leave.
- Section 5- Boat launching will be permitted for boats owned by paid land owners only.
- Section 6- There shall be no campers, trailers, mobile homes or tents on any lots.
- Section 7- Above may be spotted on a lot with a dwelling with county approved health facilities for no more than seven days (continuous) and no more than three times per year.
- Section 8- When a lot or lots have been purchased or sold, the recording secretary-treasurer should be notified in order to keep records up to date. A change of address should be reported.
- Section 9- There will be no driveways entering directly into the entrance lane.
- Section 10- All books and records shall be turned over to new officers by Sept. 15<sup>th</sup> following the election.
- Section 11- Land owner's dogs shall be confined to owner's premises and not permitted to run at large.
- Section 12- The entrance lane gate may be closed for a consecutive 24 hour period once a year and be manned by 2 people per shift (one must be board member). Only paid members and their guests will be admitted.
- Section 13- The maintenance of the entrance lane has priority over all other roads.
- Section 14- The Association has the right to maintain the roads, ditches and the right to cut any foliage.

OFFICERS:

William Leone  
 William Leone, President Date

William Kreidler 8/21/15  
 William Kreidler, Vice President Date

Peggy Morgan 8-21-15  
 Peggy Morgan, Secretary/Treasurer Date

TRUSTEES:

Jim Gioppo 8-21-15  
 Jim Gioppo Date

John Reagan 8-21-15  
 John Reagan Date

Arch Gibbs 8-21-15  
 Arch Gibbs Date

Jim Morgan 8-21-15  
 Jim Morgan Date

Penny Stratos 8-21-15  
 Penny Stratos Date

STATE OF OHIO                    )  
  )  
COUNTY OF MAHONING         )        SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County, this 2<sup>nd</sup> day of August, 2015, the above named, William Leone, President; William Kreidler, Vice President; Peggy Morgan, Secretary / Treasurer; Jim Gioppo, Trustees; John Reagan, Trustees; Arch Gibbs, Trustees; Jim Morgan, Trustees; Penny Stratos, Trustees; who acknowledge 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.

Tamara L. Willrich  
NOTARY PUBLIC



Tamara L. Willrich  
Notary Public, State of Ohio  
My Comm. Expires 8/11/2020