

Melrose Homeowners Association of Pickerington, INC.

Resolution of the board of the Melrose Homeowner's Association

2025-5 (identical deed restriction violation(s) within a 12-month period)

Pursuant to the powers vested in the Board of the Melrose Homeowners Association of Pickerington, INC, the following rules & regulations are hereby enacted this 22 day of January, 2025.

In pursuance of a general plan for the protection, benefit and mutual advantage of all lots described and of all persons who now are or may hereafter become owners of any of lots or parts thereof, Declarants execute and record each and all of the following reservations, restrictions, conditions, easements, covenants, obligations and charges ("Restrictions") which are for the mutual benefit and protection of and shall be enforceable by any of the present or future owners of said lots.

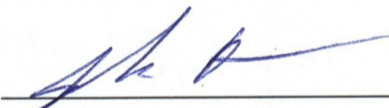
Melrose Deed Restrictions & Covenants on record with the Fairfield County Recorder's Office, Fairfield County, Ohio and further detailed under the following:

Melrose, Melrose Section 1, Melrose Section 2, Melrose Section 3, Melrose Section 4, Melrose Section 5, Melrose Section 6, Melrose Section 7, Melrose Section 8, Inverness at Melrose

Be it resolved, any identical deed restriction violation(s) within a 12-month period of inception violation shall immediately be escalated to the next violation status per **Resolution 2025-2** (unpaid violation remedy) set forth on January 1, 2025.

The Lot Owner(s) shall be liable for all attorney fees, Collection costs, court costs, filing fees, recording fees and all other fees & costs of any nature incurred in or pertaining to the collection of amounts past due. This includes but is not limited to fees & costs charged by any management company, collection agency OR law firm, whether charged on a contingency basis, flat fee, hourly waiver, or any combination thereof, in pursuant collection and/or legal proceedings and/or undertaking any other actions to collect amounts that are past due.

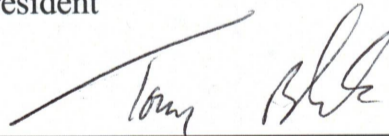
Approved by the Melrose Homeowners Association of Pickerington, INC. board members.



President

1.22.25

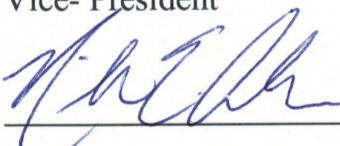
Date



Vice- President

1/22/25

Date



Date

1/22/25

Date



Date

1/22/25

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