

January 5, 1987

Broker Realty Inc.
Attn: Sandi Middleton
312 N. Main St.
Bowling Green, OH 43402

Dear Sandi:

Some time ago, Arlington Woods Property Owners Association, temporarily lifted the ban on "FOR SALE" signs in hopes of getting a universal sign constructed in or around the entrance area that property for sale could be so noted. To date, we have been unable to reach an agreement on such a sign, by all parties involved. As a result, the board of trustees unanimously voted to reinstate the ban on "FOR SALE" signs as stated in the Declaration of Restrictions - Part I - item ten (10).

We ask that you please remove any "FOR SALE" signs that are now erected on any property in Arlington Woods and that no signs be placed in the future.

Thanking you in advance for your cooperation.

Sincerely,



Theodore W. Greene
President of
Arlington Woods Property Owners Assoc.

TWG/nlh

cc: Newlove Realty Inc.
John Newlove Real Estate
Bivins Real Estate
Century 21 - AA Green Realty
Di Salle Real Estate Co.
Broker Realty Inc.

ARLINGTON WOODS PROPERTY
OWNERS' ASSOCIATION

Annual Meeting

January 8, 1987

Families represented: Greenes, Grays, Clarks, Snyders, Millers, Stroubles, Frisbies, Rufeners, Steffans, Reublins, Bakers, Kretzschmars, Nonnamakers, Martins, Darlene Minnick, Mid Am.

President Ted Greene called the meeting to order.

Minutes of the 1986 Annual Meeting were approved with one minor correction to the Treasurer's Report.

Treasurer, Shirley Miller provided the end of year report (copy attached).

Ted reviewed the following accomplishments during the past year:

- improved water flow between the two ponds
- installation of street lights
- new globes for front lights
- road repairs
- landscaping and plantings
- restocking of pond with fish

Members discussed the problem of non-residents using the entrance recreation area and agreed that each homeowner should take it upon himself to inform non-residents that this is a private area for the use of residents only.

Ted outlined the following considerations for next year and urged that the new board of directors address these issues:

- completion of road repair
- improved beach area at north pond
- additional street lights
- raising "Arlington Woods" sign to make it more visible
- landscaping and grounds maintenance
- reactivation of sprinkler system

Shirley Miller asked for a clarification on the decision to rebate homeowners for those street lights that derive power from residents' meters. Roy reported that \$3.00 per month was the amount agreed upon.

Ted introduced the proposal to change the composition and terms of office for the Board of Trustees. (copy attached). The motion passed.

Ted reviewed the situation regarding Lot #8. The Bowling Green State University Foundation has put it up for bid. Members agreed that no more than \$5,000 should be spent to buy it for the Association. Ted reported that there is an individual living in the woods who is willing to pay in excess of that amount.

Ted also reviewed the latest discussions regarding the possibility of obtaining city water and a natural gas line for the Woods.

An announcement was made that the sewer rate has been decreased effective January 1 to \$60 per quarter.

With the usual efficiency, the following gentlemen were elected to the Board of Trustees:

| | |
|---------------|-------------|
| Bob Reublin | 2 Year Term |
| Roger Rufener | 2 Year Term |
| Joe Gray | 2 Year Term |
| Roy Clark | 1 Year Term |
| Tom Snyder | 1 Year Term |
| Ted Greene | 1 Year Term |

Several homeowners expressed concern regarding a leash policy and the dangers presented by animals running loose. Homeowners were urged to keep their pets under control at all times.

Darlene Minnick reported that Mid Am is still willing to absorb half of the cost of a directory type sign that would indicate which lots are for sale.

Homeowners discussed the need for "marketing" the woods, i.e. getting the word out that it is a wonderful place to live.

Several individuals expressed a desire for "No Hunting" signs in the back woods to discourage hunting and protect our residents who enjoy that area.

The meeting adjourned at 9:15 p.m.

AWPOA Treasurer's Report
January 7, 1987

| | |
|----------------------------------|-------------|
| Balance in Checking 12/31/85 | \$ 1,289.67 |
| Balance in Money Market 12/31/85 | \$ 7,762.03 |

INCOME 1986

| | |
|-----------------------|-------------|
| Homeowner's Fees | \$10,947.33 |
| Money Market Transfer | 3,000.00 |

EXPENSE 1986

| | |
|--------------------------|-------------|
| Ground Maintenance | \$ 8,501.94 |
| Electric and Trash | 2,142.86 |
| Special Project (lights) | 2,404.57 |
| Attorney Fees | 10.00 |
| Insurance | 208.00 |
| Miscellaneous | 156.45 |

| | |
|--------------------------------|-------------|
| Balance in Checking 1/8/87 | \$ 1,813.68 |
| Balance in Money Market 1/8/87 | \$ 5,242.33 |
| Earnings on Money Market 1986 | 480.30 |

Respectfully submitted,
Shirley J. Miller, Treasurer

January 8, 1987

In accordance with Part III of the Declaration of Restrictions, we, the undersigned, agree that Article III, Section 1 of the Code of Regulations should be amended to read:

Board of Trustees: Selection, Terms of Office. The affairs of the corporation shall be managed by a Board of Trustees. In 1987, six board members shall be elected, three for terms of one year and three for terms of two years. Each year thereafter, three members shall be elected for terms of two years.

| | |
|---------|----------------------------|
| Lot #1 | Willis, Clyde |
| Lot #2 | Sevigny, Maurice/Shirley |
| Lot #3 | Mid American National Bank |
| Lot #4 | Greene, Ted/Darlene |
| Lot #5 | Gray, Joe/Pamela |
| Lot #7 | Mid American National Bank |
| Lot #8 | BGSU Foundation |
| Lot #9 | Clark, Roy/Jane |
| Lot #10 | Fentress, James |
| Lot #11 | Boyd, Steve/Karen |
| Lot #12 | Mid American National Bank |
| Lot #13 | Snyder, Tom/Jacquie |
| Lot #14 | Mid American National Bank |
| Lot #15 | Beaverson, Ronald |
| Lot #16 | Miller, Jack/Shirley |
| Lot #17 | Strouble, Dennis/Tina |
| Lot #18 | The Andersons |
| Lot #19 | Buron, Antonio/Irma |
| Lot #20 | Frisbie, Gil/Marsha |

Yes - By Phone

Larlene Mennick

Ted Greene

Pamela Gray

Larlene Mennick

Jane Clark

Larlene Mennick

T. J. Snyder

Larlene Mennick

J. Miller

Tina Strouble

Marsha Frisbie

| | |
|---------|------------------------------|
| Lot #21 | Rufener, Roger/Cheri |
| Lot #22 | Mid American National Bank |
| Lot #23 | Carrasquel, Rual/Milagros |
| Lot #24 | Mid American National Bank |
| Lot #25 | Steffan, Ken/Louise |
| Lot #26 | Reublin, Robert/Mary Lou |
| Lot #27 | Mid American National Bank |
| Lot #28 | Mid American National Bank |
| Lot #29 | McKee, Owen |
| Lot #30 | McKee, Joan |
| Lot #31 | Baker, Kendall/Toby |
| Lot #32 | Mid American National Bank |
| Lot #33 | Hurlstone, Robert/Koneta |
| Lot #34 | Kretzschmar, John/Sue |
| Lot #35 | Mid American National Bank |
| Lot #36 | Nonnamaker, William/Kathleen |
| Lot #37 | Wichman, Elaine |
| Lot #38 | Martin, William/Virginia |

Rogert. Rufener
Darlene Merriick

Darlene Merriick
Louise J Steffan
Mary Lou Reublin
Darlene Merriick
Darlene Merriick

K Baker
Darlene Merriick

JP Kretzschmar
Darlene Merriick
William Nonnamaker

Virgny Martin

CODE OF REGULATIONS

OF

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

ARTICLE 1

Definitions:

Section 1. Declaration of Restrictions

In the course of these regulations, reference is made to the Declaration of Restrictions of Plat I and Plat II recorded by the Arlington Woods Development Corporation in the Office of the Clerk of Courts of Wood County, Ohio, in Book _____, at Page _____. A copy of each of these restrictions is attached to these regulations and is incorporated herein by reference each and every time said restrictions are referred to by these regulations.

Section 2. Association

"Association" shall mean and refer to the Arlington Woods Property Owners Association, a non-profit corporation organized and existing under the laws of the State of Ohio.

Section 3. The Properties

"The properties" shall mean and refer to property described and included in Plat I and Plat II of Arlington Woods and such additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation as provided in Article VI, Section 2, herein.

Section 4. Common Properties

"Common Properties" shall mean and refer to those areas of land with any improvements thereon which are deeded to the Association and designated in said deed as "Common Properties." The term "Common Properties" shall also include any personal property acquired by the Association if said property is designated as "Common Property." All Common Properties are to be devoted to and intended for the common use and enjoyment of the members of the Association.

ARTICLE II

Location:

Section 1. The principal office of the Association shall be located at Arlington Woods, P.O. Box 63, Rudolph, Wood County, Ohio 43462.

ARTICLE III

Membership:

Section 1. Membership in the Association shall be as set forth in Section 21 of the Restrictions.

Section 2. The rights of membership are subject to the payment of monthly, quarterly, or annual dues and special assessments levied by the Association, the obligation of which assessments is imposed against each owner of and becomes a lien upon the property against which such assessments are made as provided by the restrictions at page 13.

Section 3. The membership rights of any person whose interest in the Properties is subject to assessments under Article III, Section 2, hereinabove, whether or not he be personally obliged to pay such assessments, may be suspended by action of the Trustees during the period when the assessments remain unpaid; but, upon payment of such assessments, his right and privileges shall be automatically restored. If the Trustees have adopted and published rules and regulations governing the use of the common properties and facilities, and the personal conduct of any person thereon, they may, in their discretion, suspend the rights of any such person for violation of such rules and regulations for a period not to exceed thirty (30) days.

ARTICLE IV

Voting Rights:

Section 1. Voting rights in the Association shall be as set forth in Section 21 of the Restrictions.

ARTICLE V

Property Rights and Rights of Enjoyment of Common Property:

Section 1. Each member shall be entitled to the use and enjoyment of the Common Properties as provided by Part II of the Restrictions applicable to the properties.

Section 2. Any member may delegate his rights of enjoyment in the Common Properties and Facilities to the members of his family who reside upon the Properties or to any of his tenants or renters who lease or rent a dwelling unit within the properties from him. Such member shall notify the Secretary in writing of the name of any such person or persons and of the relationship of the member to such person or persons. The rights and privileges of such person or persons are subject to suspension to the same extent as those of the member.

ARTICLE VI

Association Puposos and Powers:

Section 1. The association has been organized for the following purposes:

(a) To own, acquire, build, operate, establish and maintain services and recreational facilities, including, but not limited to: permanent parks, playgrounds, open spaces, lakes, security services, bike trails, including buildings, structures, and personal properties incident thereto, hereinafter referred to as Common Properties;

(b) Fix assessments (or charges) to be levied against the property in the subdivision, which fund shall be applied toward the payment of the costs of the following:

- 1) Cleaning and maintaining streets, including all grass plots and planting areas within boundaries of the streets.
- 2) Caring for all the common areas by doing all those things necessary to maintain the areas in their natural state and at the same time in an attractive manner, subject however, to the use of the limited common areas for park purposes.
- 3) To pay the costs of developing and improving of the limited common areas.
- 4) Pay premiums for hazard and liability insurance coverage.
- 5) Pay the expense of enforcing these restrictions and conditions.
- 6) And generally for any other purpose as Arlington or Arlington Woods Property Owners Association in its uncontrolled discretion may deem to be for the best interests of the owners of the lots in the subdivision.

(c) enforce any and all covenants, restrictions and agreements applicable to the Properties;

(d) pay taxes, if any, on the Common Properties and Facilities.

Section 2. Additions to Properties and Membership. Additions to the Properties as set forth in Plat I and Plat II of Arlington Woods, may be made as provided in the Restrictions. Such additions, when properly made under the applicable restrictions, shall extend the jurisdiction, functions, duties, and membership of this corporation to such properties.

Section 3. Mergers and Consolidations. Subject to the provisions of the recorded Restrictions applicable to The Properties, and to the extent permitted by law, the corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of three-fourths (3/4) of the vote at a duly called meeting of the Association, written notice of which shall be mailed

to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Section 4. Mortgages: Other Indebtedness. The corporation shall have the power to mortgage its properties upon the approval of three-fourths (3/4) of the vote at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Section 5. Quorum for any Action Governed by Sections 3 and 4 of this Article. The Quorum required for any action governed by these Regulations shall be as follows, unless otherwise provided: The presence of members, or of proxies, entitled to cast sixty percent (60%) of the total vote of the Association shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth hereinabove.

Section 6. Dedication of Properties or Transfer of Function to Public Agency or Utility. The corporation shall have the power to dispose of its real properties only as authorized under the Restrictions.

ARTICLE VII

Board of Trustees:

Section 1. Board of Trustees: Selection, Terms of Office. The affairs of the corporation shall be managed by a Board of Trustees. In 1987, six board members shall be elected, three for terms of one year and three for terms of two years. Each year thereafter, three members shall be elected for terms of two years.

Section 2. Vacancies in the Board of Trustees. Vacancies in the Board of Trustees shall be filled by the vote of a majority of the remaining directors and any such appointed trustee shall hold office until his successor is elected by the Members, who may make such election at the next annual meeting of the Members or at any special meeting duly called for that purpose.

ARTICLE VIII

Powers and Duties of the Board of Trustees:

Section 1. The Board of Trustees shall have power;

(a) to call special meetings of the members whenever it deems necessary and it shall call a meeting at any time upon request as provided in Article XI, Section 2;

(b) to appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, if any, and require of them such security or fidelity

bond as it may deem expedient. Nothing contained in these Regulations shall be construed to prohibit the employment of any Member, Officer, or Trustee of the Association in any capacity whatsoever;

(c) to establish, levy and assess, and collect the assessments or charges referred to in Article III, Section 2;

(d) to adopt and publish rules and regulations governing the use of the common properties and facilities and the personal conduct of the members and their guests thereon;

(e) to exercise for the Association all powers, duties and authority vested in or delegated to this Association;

(f) in the event that any member of the Board of Trustees of this Association shall be absent from three (3) consecutive regular meetings of the Board of Trustees without excuse, the Board may by action taken at the meeting during which said third absence occurs, declare the office of said absent Trustee to be vacant;

(g) to appoint an executive committee of three (3) Trustees and delegate all or any portion of the powers of the Board of Trustees to this executive committee.

Section 2. 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;

(b) to supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) as more fully provided in the Restrictions applicable to The Properties:

1) to fix the amount of the assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and, at the same time;

2) to prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any member;

3) to send written notice of each assessment to every owner subject thereto;

(d) to issue upon demand by any member a certificate setting forth whether any assessment owed by such member has been paid. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid,

(e) to keep membership books containing the names of members and the dates of admission to membership in the Association.

ARTICLE IX

Trustee Meetings:

Section 1. The annual meeting of the Board of Trustees shall be held on the second Thursday in January in each year, provided that the Board of Trustees may, by resolution, change the day of holding such regular meeting.

Section 2. Ten (10) days written notice of such annual meeting shall be given each Trustee.

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

Section 4. The transaction of any business at any meeting of the Board of Trustees, however called and noticed, or whenever held, shall be valid as though made at a meeting duly held after regular call and notice of a quorum is present, and, if either before or after the meeting, each of the Trustees not present signs a written waiver of notice, or a consent to the holding of such a meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

Section 5. The majority of the Board of Trustees shall constitute a quorum thereof.

ARTICLE X

Officers:

Section 1. The officers shall be president, a vice-president, a secretary, a treasurer. Any or all officers may be but shall not be required to be members of the Board of Trustees.

Section 2. The officers shall be chosen by a majority of the Trustees.

Section 3. All officers shall hold office during the pleasure of the Board of Trustees.

Section 4. The president shall preside at all meetings of the Board of Trustees, shall see that orders and resolutions of the Board of Trustees are carried out and sign all notes, checks, leases, mortgages, deeds and all other written instruments.

Section 5. The vice president shall perform all the duties of the president in the absence of the president.

Section 6. The secretary shall be the ex officio secretary of

the Board of Trustees, shall record the votes and keep the minutes of all proceedings in a book to be kept for the purpose. He shall keep the record of the Association. He shall record in a book kept for that purpose the names of all members of the association together with their addresses as registered by such members.

Section 7. 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, provided however, that a resolution of the Board of Trustees shall not be necessary for disbursements made in the ordinary course of business. The treasurer shall sign all checks and notes of the Association, provided that such checks and notes shall also be signed by the president or vice president.

Section 8. The treasurer shall keep proper books of account and cause an annual audit of the Association books to be made at the completion of each fiscal year.

ARTICLE XI

Meetings of Members:

Section 1. The regular annual meeting of the members shall be held on the second Thursday in January in each year. If the day for the annual meeting of the members shall fall upon a holiday, the meeting will be held on the first day following which is not a holiday.

Section 2. Special meetings of the members for any purpose may be called at any time by the President, the Vice-President, the Secretary, or Treasurer, or by any two (2) or more members of the Board of Trustees, or upon written request of one-fourth ($\frac{1}{4}$) of the total vote of the Association.

Section 3. Notice of any meetings shall be given to the members by the Secretary. Notice may be given to the member either personally, or by sending a copy of the notice through the mail, postage thereon fully prepaid to his address with the Secretary and notices of meetings shall be mailed to his such address. Notice of any meeting, regular or special, shall be mailed at least six (6) days in advance of the meeting and shall set forth in general the nature of the business to be transacted, provided however, that if the business of any meeting shall involve and be governed by the Articles of Incorporation or by the Restrictions applicable to the Properties, or any action for which other provision is made in these Regulations, notice of such meeting shall be given or sent as therein or herein provided.

Section 4. The presence at the meeting of the members entitled to cast, or of proxies entitled to meet sixty percent (60%) of the total votes of the Association shall constitute a quorum for any action governed by these Regulations. Any action governed by the Articles of Incorporation or by the Restrictions applicable to The Properties shall require a quorum as therein provided.

ARTICLE XII

Proxies:

Section 1. At all corporate meetings of members, each member may vote in person or by proxy.

Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of eleven (11) months, and every proxy shall automatically cease upon sale by the member of his interest in The Properties.

ARTICLE XIII

Amendments:

Section 1. These Regulations may be amended, at a regular or special meeting of the members, by three-fourths (3/4) of the vote at a duly called meeting and provided that any matter stated herein to be or which is in fact governed by the Restrictions may not be amended except as provided in the Restrictions.

Section 2. In the case of any conflict between the Articles of Incorporation and these Regulations, the Articles shall control; and in the case of any conflict between the Restrictions applicable to The Properties referred to in Section 1, and these Regulations, the Restrictions shall control.

IN WITNESS WHEREOF, we being all of the Trustees of Arlington Woods Property Owners Association have hereunto set our hands and seals this _____ day of _____, 19____.

ARLINGTON WOODS PROPERTY OWNERS' ASSN.

BOARD OF TRUSTEES

MEETING

FEBRUARY 26, 1987

PRESENT: Clark, Gray, Greene, Reublin, Rufener, Snyder

President Tom Snyder called the meeting to order. The Treasurer reported a balance of \$2,087.53 in checking and \$5,272.24 in the M.M. account as of 2/23/87.

Discussion ensued concerning the recent question on the 25 ft. setback on each lot as recorded on the survey documents at the Courthouse. This is regard to Lot # 18 where the house is within 9 ft. of the lot's west boundary. As the Declarations of Restrictions in Part 1, paragraph 3 states .."no specific setback lines are established" it was agreed that variances would be granted on an individual basis by the Board to all existing homes in the Woods. Ted made a motion to grant this variance to Lot #18 in regard to the 25 ft. setback to allow clear deed to be transferred. Bob seconded. The motion passed unanimously. Ted will work with the lawyers involved for a clear legal description.

Bob agreed to check with various grounds maintenance companies in the area in regard to bids being submitted for upkeep of the front area. Findings are to be presented at the next Board meeting.

Roy agreed to ask one of his employees to fix the sod on the highway where the State Highway Dept. did damage while plowing snow.

Tom brought up for discussion the need for tree trimming and removal of dead and partially dead trees around the Woods. This issue was tabled to

a future meeting in nicer weather to ascertain needs. On the same outing the Board will look at the need of additional lighting fixtures when the leaves are on the trees.

The beach area of the north pond came under discussion as to the need of terracing and new aggregate to be added. Bob and Roy are going to check on ideas of construction and costs.

Roy reported that Rutter&Dudley will be returning to finish the roadway by replacing defective patches and to seal cracks that did not get done last fall.

The front Arlington Woods sign is in poor condition. therefore, Roy and Tom are going to investigate with carpenters ideas, costs, and the feasibility of indirect lighting and report back to the Board. The would be elevated so the plantings in the front of the sign would not obscure the view of the sign. The new entrance sign is to be worded....

ARLINGTON WOODS
A PRIVATE COMMUNITY .

There are 9 lots remaining to be sold in the Woods. With a positive attitude, Tom agreed to draft a letter listing the Board members names and telephone numbers to be used as references to offer assistance to tell potential buyers what" it is really like to live in the Woods". The letter would be mailed to area realtors, Mid-Am Bank, manufacturing firms in the area, and other potential sources of home/lot buyers.

With Spring/Summer on its way, please be reminded that there should be no parking on the front entrance grass areas where the sprinkler system is located. The weight of vehicles on the sprinkler heads break them off easily and each replacement costs \$60.

The meeting adjourned at 10:45 P.M.

AWPOA Treasurer's Report
February 26, 1987

| | |
|--------------------------------|-------------|
| Balance in Checking 1/8/87 | \$ 1,813.68 |
| Balance in Money Market 1/8/87 | \$ 5,242.33 |

INCOME (1/8/87 - 2/23/87)

| | |
|---------------------|--------|
| Homeowner's Fees | 778.00 |
| Interest Money Fund | 29.91 |

EXPENSE (1/8/87 - 2/23/87)

| | |
|---------------|--------|
| Snow Removal | 248.00 |
| Trash | 161.00 |
| Electric | 30.44 |
| Miscellaneous | 72.71 |

| | |
|---------------------------------|------------|
| Balance in Checking 2/23/87 | \$2,087.53 |
| Balance in Money Market 2/23/87 | \$5,272.24 |

Respectfully submitted,
Joseph L. Gray, Treasurer

Roger

Here is a typed version
of the report given at the
last Board meeting.

Joe

ARLINGTON WOODS PROPERTY OWNERS' ASSN.

BOARD OF TRUSTEES

MEETING

MAY 13, 1987

PRESENT: Clark, Gray, Greene, Rufener, Snyder

A brief walking tour of the entrance way was conducted by the Board to look at the roadway, front entrance sign, and flower plantings.

Cleaning, fertilizing, and seeding had been completed by Tom Gagon. Roy Clark is to contact Gagon to clean the beds and put more flowers in with the existing plantings then re-mulch. Ted Greene made the motion for the expenditure up to \$350.00 with Roy Clark making a second. Issue was passed by the entire Board.

A bid on the reconstruction of the front entrance sign was received from Wickard Bros. for materials, assembly, and erection of a cedar construction less lights and stain for \$435.00. Also, the letters were not going to be provided by Wickard's but they would mount the lights and letters if the Board were to provide them. A motion to accept the bid was made by Ted with a second by Joe Gray. Issue was accepted unanimously. Roy is ^{to} contact Wickard's and members of the Board assigned to pursue letters and a lighting fixture.

At the next Board Meeting additional lights around the Woods will be discussed. Any homeowner wishing to express a comment please contact one of the Board members.

Rutter&Dudley has submitted for resurfacing a portion of the roadway. The bid was tabled after the tour with Roy to get new estimates for a shorter length of roadway resurfacing or patching only of certain areas around the Woods. An assessment is to be considered at the next meeting to pay for road repairs.

A discussion ensued concerning the realty "For Sale" signs. It was decided that the issue is not one of doing away with the display of the signs in front of properties but the tackiness of the multi-company signs. Therefore, it was decided to approach the realty companies for a donation of 3 of their signs to the Woods. These signs would be painted a uniform "Woods" color to blend in with the surroundings and simply say "For Sale" and list the appropriate realtors' number. The option would be given Mid-Am Bank to place small lot number markers with their phone number listed. The present signs in the "Woods" are to come down immediately.

Tom Snyder is going to contact the Board of Health to set up a timely mosquito spraying schedule for the summer.

Treasurer, Joe Gray reported there was \$3265.87 in checking and \$5344.07 in savings.

The Board wants to remind everyone to use caution in the burning of leaves and brush in the "Woods". Also, PLEASE SLOW DOWN when driving through the "Woods" as there are blind corners which may obscure the visibility of pedestrians and bicyclists.

The meeting adjourned at 9:40.

Abbreviated minutes of the AWPOA meeting held August 5, 1987

Minutes were approved as read.

Treasurers report showed: Checking acct. \$3865.40; Savings acct. \$5417.69

Old business: Roy reported that he has been unsuccessful in getting Rutter and Dudley to fulfill their contract for work that was done last year. He also stated that they have been unwilling to furnish a quote for resurfacing the road from Lot 1 up to Grey's driveway. Tom Snyder will try next! Roy then stated that Wickard Bros. are ready to start work on the new sign for the entrance. Roy stated that he will get the necessary electrical supplies, and Ted will pursue ~~and appropriate~~ lettering for the sign. The words "A private community" will also be on the sign. Roy then suggested that two no swimming/fishing signs be erected by the ponds in order to keep unwanted people out. It was determined by those present that the pole will be painted dark green with white lettering. The poles will be 4X4X8 and they will be sunk in the ground and anchored with concrete. Tom Snyder stated he will talk with our yardman Dave and encourage him to remove the cattails from both ponds, or see about renting a weedeater with a knife attachment to cut them off below water level.

New Business: Tom mentioned that damage has been done to the gate on the fence around the septic area. Ted said that he will contact the county to see if they will repair, and if not, get the name of the local fence man and see about necessary repairs.

There being no further business the meeting was adjourned at 9:20P.M.. Libations and conversations continued for over an hour.

Members of the board not present: Roger and Bob.

ARLINGTON WOODS PROPERTY OWNERS' ASSN.

BOARD OF TRUSTEES

MEETING

SEPTEMBER 30, 1987

Present: Clark, Gray, Greene, Rufener, Snyder

Treasurer's Report: Checking-\$2640.30
Money Market-\$5443.00

Report read and approved by the Board. Discussion ensued concerning the increase of the Liability insurance premium from \$158/yr. to \$271/yr. and the policy was reviewed by the Board. Policy was paid. Also through a mixup with the insurance carrier the Theft Insurance was cancelled on the riding lawnmower. Alternatives were discussed with no action taken.

OLD BUSINESS:

The two sign posts that were approved at the last meeting have arrived and will be erected by members of the Board as soon as possible. Roy reported that construction of the new front entrance sign was to begin the week of October 5th and he had delivered the electrical fixtures to the contractor. Ted is to check on new lettering for the sign.

Roy is going to contact Ken Sheney to winterize the irrigation system before cold weather.

Ted is going to contact the county as to repairs on the fence that was damaged around the sewage plant area.

The sealant and repatching of the roadway still has not been done as Rutter&Dudley have not been available to talk and discuss the matter. It was decided a registered letter would be sent along with copies of the paid invoices and their agreement to do the work at no cost. Tom will complete and send the proper documents.

The Board tabled any thoughts of any new patching or sealing this year due to the lateness of the season.

Discussion followed on the addition of more lights around the roadway to complete the project begun last year. Members of the Board will determine placement on the evening of October 7. A motion was made by Ted and seconded by Roger for the purchase and erection of a minimum of 5 and a maximum of 6 lights additional. The motion passed unanimously.

Irma Buron was a guest at the beginning of the meeting to present her views on having a real estate sign on a vacant lot by a homeowner. Discussion ensued on this matter because of the decisions made and recorded in the minutes of the May 13th meeting regarding placement and type of signs on homes for sale. After much discussion about the unique situation a motion was made by Ted and seconded by Roger to allow Irma to keep her sign on Lot 23. The Board approved. Tom is to inform Irma of the decision. As this real estate sign issue has been an ongoing one for many years with no apparent satisfactory solution to all, the issue of real estate for sale signs will be discussed with all homeowners' at the Annual Meeting in January. Please be prepared to express your views at that meeting.

NEW BUSINESS:

The front entrance bank was partially mowed by the State mowing machine, however, much of the vegetative matter was only ambushed and mangled, not cut off. It was agreed that Dave, who cuts the grass, would be contacted to clean up the mess.

Tom volunteered to stain the new front entrance sign when erected and would appreciate any assistance offered.

The unsightly weeds and cattails in the ponds was discussed and Roger is check on chemical methods and Roy is going to investigate a new species of fish recently released as a natural method to be used to keep the ponds clean.

Roy is going to contact Milt Boxley about snow removal service as has been done in the past. For all new homeowners' in the Woods, you need to contact Boxley directly for your snow removal needs.

PROGRESSIVE PARTY PLANNED FOR ALL

SUNDAY, NOVEMBER 1, 1987

6:00-7:00 P.M.-----Joe Gray's House

7:00-8:00 P.M.-----Tom Snyder's House

8:00-9:00 P.M.-----Ted Greene's House

Different drinks and snacks will be at each of these gracious guest homes throughout the evening. The drinks will be paid for by the association and help is needed for the snacks. Please call one of the above and offer your specialty to make this a rip-roaring success. R.S.V.P. to Tom Snyder by October 24.

Meeting adjourned at 11:15.