

SIXTH AMENDMENT TO THE BYLAWS OF
MAYFAIR ESTATES HOMEOWNERS' ASSOCIATION, INC.

This Instrument Prepared by:
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638 W. Maple Street
Hartville, OH 44632
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DOC # 56940176

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4/03/2025 2:20 PM Recording Fee: \$ 46.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



SIXTH AMENDMENT TO THE BYLAWS OF
MAYFAIR ESTATES HOMEOWNERS' ASSOCIATION, INC.

THIS SIXTH AMENDMENT is made this 16th day of March 2025, by Mayfair Estates Homeowners' Association, Inc.

RECITALS

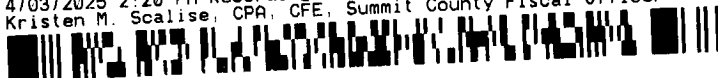
- A. Mayfair Estates Homeowners' Association, Inc. (the "Association") and the Mayfair Estates subdivision (the "Subdivision") are governed by and subject to the terms and provisions of the Declaration of Easements, Covenants and Restrictions ("Declaration") recorded on November 14, 1988 in Book 146, Pages 961 et seq. of the Official Records of Summit County and the Bylaws incorporated therein ("Bylaws"), as amended from time to time.
- B. Article XIII of the Bylaws provides that the Bylaws may be amended at a regular or special meeting of the Members by the affirmative vote of members holding a majority of the voting powers constituting a quorum of Members present in person or by proxy, or by a majority of the voting power if the amendment is made by a writing and without a meeting.
- C. On March 12th, 2025, a majority of the Members constituting a quorum of the Association have voted in favor of the Sixth Amendment to the Bylaws of the Association set forth herein at a regular meeting called for such purpose in accordance with the Bylaws.
- D. The requirements for this amendment as set forth in the Declaration and By-laws have been complied with in all respects.

NOW THEREFORE, the Association, through its Board, hereby amends the By-laws as follows:

- 1. Incorporation of Recitals. The above recitals are incorporated by this reference.
- 2. Definitions. All terms defined in the Declaration or Bylaws and used herein shall have the same meaning as provided in the Declaration and Bylaws unless otherwise expressly stated.
- 3. Amendment. The following amendments are hereby made to the Bylaws:

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- a) Article 5, Section 1 - Nominations. Delete the portion of Bylaw Article 5, Paragraph 1 as follows:

Nomination for election to the Board of Trustees may be made by a Nominating Committee but Members shall have the right to make nominations from the floor at the annual meeting.

Replace the deleted language with the following:

Nomination for election to the Board of Trustees may be made by a Nominating Committee or Members, provided the name and biography of the nominated party is received by the Board at least ten (10) days prior to the annual meeting. If there are no nominations received in advance, as stated, nominations from the floor will be permitted at the annual meeting.

4. Other Provisions Not Affected. Except as set forth above, all other terms of the By-laws remain in force and unamended.
5. Conflicts. In the event of a conflict between the terms of this Fifth Amendment and the terms of the By-laws as amended, the terms of this Fifth Amendment shall control.

IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed this 16th day of March 2025.

Mayfair Estates Homeowners' Association, Inc.

By: Cynthia L. Cobb
CYNTHIA L. COBB, President

By: I. Paul Szymanski
I. PAUL SZYMANSKI, Treasurer

By: Stephanie D. Plummer
Stephanie D. Plummer, Vice President

By: Mike Jones
MIKE JONES, Secretary

Megan L. Soehnlen

mail to:



MEGAN L. SOEHNLEN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires 2/21/2026

M Stephanie Plummer
1809 Fairway Dr
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