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COLLEEN M. SWEDYK  
MEDINA COUNTY RECORDER  
MEDINA, OH  
RECORDED ON  
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MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

RECORDING OF  
BYLAWS  
(ALSO KNOWN AS CODE OF REGULATIONS)  
OF  
RUSTIC HILLS PROPERTY OWNERS ASSOCIATION

PLEASE CROSS MARGINAL REFERENCE WITH THE WARRANTY DEED  
RECORDED AT VOLUME 290, PAGE 203 ET SEQ. OF THE MEDINA  
COUNTY RECORDS.

BYLAWS  
(ALSO KNOWN AS CODE OF REGULATIONS)  
OF  
RUSTIC HILLS PROPERTY OWNERS ASSOCIATION

WHEREAS, the Rustic Hills Property Owners Association ("Association") was created about May 18, 1967, in conjunction with the filing of its Articles of Incorporation with the Ohio Secretary of State's Office; and

WHEREAS, the Association's principal purpose is to maintain and operate the Rustic Hills Property Owners Association development located in Medina, Ohio, pursuant to the terms and provisions of the Warranty Deed, that was filed for record at Volume 290, Page 203 et seq., of the Medina County Records; and

WHEREAS, upon the filing of the Articles of Incorporation, the developer created and adopted the Bylaws of Rustic Hills Property Owners Association (the "Bylaws") for conducting the Association's affairs, but did not file the Bylaws for record with the Medina County Records; and

WHEREAS, Ohio Revised Code Section 5312.02 of the Ohio Planned Community Act requires a copy of the Bylaws to be filed and recorded with the County Recorder, and

WHEREAS, to bring the Association's governing documents in compliance with Section 5312.02, the Association hereby adopts the Bylaws, a copy of which is attached hereto, for filing with the Medina County Recorder's Office.

NOW THEREFORE, the Bylaws of Rustic Hills Property Owners Association as adopted by the Association are attached to the Warranty Deed, as "Exhibit A," and set forth as attached hereto.

[THIS SPACE LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, the said Rustic Hills Property Owners Association has caused the execution of this instrument this 4<sup>th</sup> day of FEBRUARY, 2014.

RUSTIC HILLS PROPERTY OWNERS ASSOCIATION

By: Todd RupPELL  
TODD RUPPELL, its President

By: Kelly Schmotzer  
KELLY SCHMOTZER, its Secretary

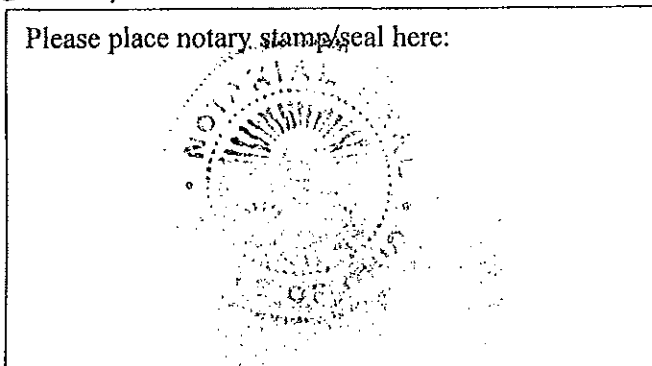
STATE OF OHIO )  
COUNTY OF MEDINA ) SS

BEFORE ME, a Notary Public, in and for said County, personally appeared the above named Rustic Hills Property Owners Association, by its President and its Secretary, who acknowledged that they did sign the foregoing instrument, on Page 3 of 4, and that the same is the free act and deed of said corporation and the free act and deed of them personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Medina, Ohio, this 4<sup>th</sup> day of February, 2014.

[Signature] exp 7/4/2017  
NOTARY PUBLIC

This instrument prepared by:  
KAMAN & CUSIMANO, LLC,  
Attorneys at Law  
2000 Terminal Tower  
50 Public Square  
Cleveland, Ohio 44113  
(216) 696-0650  
ohiohoalaw.com



RUSTIC HILLS HOA

Rustic Hills, situated in the County of Medina, State of Ohio, and known as Being a part of Montville Township Lots 67, 68, 85, and 86.

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
030-11B-09-001	86	1	1	1	
030-11B-09-002	86	2	1	1	
030-11B-09-005	86	2	1	1	
030-11B-09-003	86	3	1	1	
030-11B-09-004	86	3	1	1	
030-11B-09-006	86	4	1	1	
030-11B-09-008	86	5	1	1	
030-11B-08-064	86	6	1	1	
030-11B-08-065	86	7	1	1	
030-11B-09-010	86	8	1	1	
030-11B-09-013	86	8	1	1	
030-11B-09-011	86	9	1	1	
030-11B-09-012	86	9	1	1	
030-11B-09-014	86	10	1	2	
030-11B-09-015	86	11	1	2	
030-11B-09-016	86	12	1	2	
030-11B-09-017	86	12	1	2	
030-11B-09-018	86	13	1	2	
030-11B-09-019	86	14	1	2	
030-11B-09-020	86	15	1	2	
030-11B-09-021	86	16	1	2	
030-11B-08-032	86	18	1	2	
030-11B-08-033	86	19	1	2	
030-11B-08-034	86	20	1	2	
030-11B-08-035	86	21	1	2	
030-11B-08-036	86	22	1	2	
030-11B-08-037	86	23	1	2	
030-11B-08-038	67 and 86	24	1	2	
030-11B-08-039	86	25	1	2	
030-11B-08-040	86	26	1	2	
030-11B-08-041	86	27	1	2	

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
030-11B-08-021	67	43	1	2	
030-11B-08-020	67	44	1	2	
030-11B-08-022	67	45	1	2	
030-11B-08-023	67	46	1	2	
030-11B-08-024	67	47	1	2	
030-11B-08-025	67 and 86	48	1	2	
030-11B-08-026	86	49	1	2	
030-11B-08-027	86	50	1	2	
030-11B-08-028	86	51	1	2	
030-11B-08-029	86	52	1	2	
030-11B-08-030	86	53	1	2	
030-11B-08-031	86	54	1	2	
030-11B-09-022	86	55	1	2	
030-11B-09-023	86	56	1	2	
030-11B-09-024	86	56	1	2	
030-11B-09-025	86	57	1	2	
030-11B-09-026	86	58	1	2	
030-11B-09-027	86	59	1	2	
030-11B-09-028	86	60	1	2	
030-11B-09-029	86	61	1	2	
030-11B-09-030	86	62	1	2	
030-11B-09-031	86	62	1	2	
030-11B-09-032	86	63	1	2	
030-11B-09-033	86	63	1	2	
030-11B-09-034	86	64	1	2	
030-11B-09-035	86	65	1	1	
030-11B-09-036	86	66	1	1	
030-11B-09-037	86	67	1	1	
030-11B-09-038	86	68	1	1	
030-11B-14-030	67	69	1	2	
030-11B-14-029	67	70	1	2	
030-11B-14-028	67	71	1	2	
030-11B-14-027	67 and 68	72	1	2	
030-11B-14-026	67 and 68	73	1	2	
030-11B-14-025	68	74	1	2	
030-11B-14-024	68	75	1	2	
030-11B-20-040	68	76	3	1	

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
030-11B-20-039	68	77	3	1	
030-11B-20-038	68 and 85	78	3	1	
031-11B-20-003	68 and 85	78	3	1	
031-11B-20-002	85	79	3	1	
031-11B-20-001	85	80	3	1	
030-11B-14-009	68	90	2	1	
030-11B-14-010	68	91	2	1	
030-11B-14-011	68	92	2	1	
030-11B-14-012	68	92	2	1	
030-11B-14-013	68	93	2	1	
030-11B-20-001	68	94	2	1	
030-11B-20-002	68	95	2	1	
030-11B-20-003	68	96	2	1	
030-11B-20-004	68	97	2	1	
030-11B-20-005	68	98	2	2	
030-11B-20-006	68	99	2	2	
030-11B-20-007	68	100	2	2	
030-11B-20-008	68	101	2	2	
030-11B-20-009	68	102	2	2	
030-11B-20-010	68	103	2	2	
030-11B-20-011	68	104	2	2	
030-11B-20-012	68	105	2	2	
030-11B-20-013	68	106	2	2	
030-11B-20-014	68	107	2	2	
030-11B-20-015	68	112	2	2	
030-11B-20-016	68	113	2	2	
030-11B-20-017	68	114	2	2	
030-11B-20-018	68	115	2	2	
030-11B-20-019	68	116	2	2	
030-11B-20-020	68	117	2	2	
030-11B-20-021	68	118	2	2	
030-11B-20-022	68	119	2	2	
030-11B-20-023	68	120	2	2	
030-11B-20-024	68	121	2	2	
030-11B-20-025	68	122	2	2	
030-11B-20-026	68	123	2	2	
030-11B-20-027	68	124	2	2	

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
030-11B-20-028	68	125	2	2	
030-11B-20-029	68	126	2	2	
030-11B-20-030	68	127	2	2	
030-11B-20-031	68	128	2	2	
030-11B-20-032	68	129	2	2	
030-11B-20-033	68	130	2	1	
030-11B-20-034	68	131	2	1	
030-11B-20-041	68	132	2	1	
030-11B-20-042	68	133	2	1	
030-11B-20-043	68	134	2	1	
030-11B-20-044	68	135	2	1	
030-11B-20-045	68	136	2	1	
030-11B-20-046	68	137	2	1	
030-11B-20-047	68	138	2	1	
030-11B-20-048	68	139	2	1	
030-11B-20-049	68	140	2	1	
030-11B-20-050	68	141	2	1	
030-11B-20-051	68	142	2	1	
030-11B-14-014	68	143	2	1	
030-11B-14-022	68	144	2	1	
030-11B-14-021	68	145	3	1	
030-11B-14-020	68	146	3	1	
030-11B-14-019	68	147	3	1	
030-11B-14-036	68 and 85	148	3	1	
031-11B-14-017	68 and 85	148	3	1	
031-11B-14-012	85	149	3	1	
031-11B-14-014	85	149	3	1	
031-11B-14-011	85	150	3	1	
031-11B-14-010	85	151	3	1	
031-11B-14-009	85	152	3	1	
031-11B-14-008	85	153	3	1	
031-11B-14-007	85	154	3	1	
031-11B-15-014	85	155	3	1	
031-11B-15-015	85	156	3	1	
031-11B-15-016	85	157	3	1	
031-11B-15-017	85	158	3	1	
031-11B-15-018	85	159	3	1	



<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
031-11B-15-019	85	160	3	1	
031-11B-15-020	85	161	3	1	
031-11B-15-021	85	162	3	1	
031-11B-15-022	85	163	3	1	
031-11B-15-023	85	164	3	1	
031-11B-15-024	85	165	3	1	
031-11B-15-025	85	166	3	1	
031-11B-15-026	85	167	3	1	
031-11B-15-027	85	168	3	1	
031-11B-15-028	85	169	3	1	
031-11B-15-029	85	170	3	1	
031-11B-15-030	85	171	3	1	
031-11B-15-031	85	172	3	1	
031-11B-15-032	85	173	3	1	
031-11B-15-033	85	174	3	1	
031-11B-15-034	85	175	3	1	
031-11B-15-035	85	176	3	1	
031-11B-21-014	85	177	3	1	
031-11B-21-015	85	178	3	1	
031-11B-21-016	85	179	3	1	
031-11B-21-017	85	180	3	1	
031-11B-21-018	85	181	3	1	
031-11B-21-019	85	182	3	1	
031-11B-21-020	85	183	3	1	
031-11B-21-021	85	184	3	1	
031-11B-21-022	85	185	3	1	
031-11B-20-009	85	186	3	1	
031-11B-20-008	85	187	3	1	
031-11B-20-007	85	188	3	1	
031-11B-20-006	85	189	3	1	
031-11B-20-005	85	190	3	1	
030-11B-20-069	68 and 85	191	3	1	
031-11B-20-032	68 and 85	191	3	1	
030-11B-20-067	68 and 85	192	3	1	
031-11B-20-031	68 and 85	192	3	1	
030-11B-20-058	68	193	3	1	
030-11B-20-057	68	194	3	1	

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
030-11B-20-056	68	195	3	1	
030-11B-20-055	68	196	3	1	
030-11B-20-054	68	197	3	1	
030-11B-20-053	68	198	3	1	
030-11B-20-052	68	199	3	1	
030-11B-14-015	68	200	3	1	
030-11B-14-016	68	201	3	1	
030-11B-14-017	68	202	3	1	
030-11B-14-038	68 and 85	203	3	1	
031-11B-14-018	68 and 85	203	3	1	
031-11B-14-003	85	204	3	1	
031-11B-14-004	85	205	3	1	
031-11B-14-005	85	206	3	1	
031-11B-14-006	85	207	3	1	
031-11B-15-042	85	208	3	1	
031-11B-15-041	85	209	3	1	
031-11B-15-040	85	210	3	1	
031-11B-15-039	85	211	3	1	
031-11B-15-038	85	212	3	1	
031-11B-15-037	85	213	3	1	
031-11B-15-036	85	214	3	1	
031-11B-21-013	85	215	3	1	
031-11B-21-011	85	217	3	1	
031-11B-21-008	85	220	3	1	
031-11B-20-015	85	221	3	1	
031-11B-20-022	85	221	3	1	
031-11B-21-007	85	222	3	1	
031-11B-21-006	85	223	3	1	
031-11B-21-005	85	224	3	1	
031-11B-21-001	85	225	3	1	
031-11B-20-010	85	226	3	1	
031-11B-20-011	85	227	3	1	
031-11B-20-012	85	228	3	1	
031-11B-20-013	85	229	3	1	
031-11B-20-014	85	230	3	1	
031-11B-20-016	85	230	3	1	
031-11B-20-017	85	231	3	1	

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
030-11B-20-066	68 and 85	232	3	1	
031-11B-20-029	68 and 85	232	3	1	
030-11B-20-065	68 and 85	233	3	1	
031-11B-20-027	68 and 85	233	3	1	
030-11B-20-064	68 and 85	234	3	1	
031-11B-20-025	68 and 85	234	3	1	
030-11B-20-063	68 and 85	235	3	1	
031-11B-20-023	68 and 85	235	3	1	
030-11B-14-039	68 and 85	236	3	1	
031-11B-14-020	68 and 85	236	3	1	
031-11B-15-001	85	240	4	1	
031-11B-15-002	85	241	4	1	
031-11B-15-003	85	242	4	1	
031-11B-15-004	85	243	4	1	
031-11B-15-005	85	244	4	1	
031-11B-15-006	85	245	4	1	
031-11B-15-007	85	246	4	1	
031-11B-15-008	85	247	4	1	
030-11B-15-031	85 and 86	250	4	1	
031-11B-15-048	85 and 86	250	4	1	
030-11B-15-030	85 and 86	251	4	1	
031-11B-15-046	85 and 86	251	4	1	
030-11B-15-029	85 and 86	252	4	1	
031-11B-15-044	85 and 86	252	4	1	
030-11B-14-034	85 and 86	253	4	1	
031-11B-14-016	85 and 86	253	4	1	
030-11B-14-032	86	254	4	1	
030-11B-14-031	86	255	4	1	
030-11B-15-024	86	256	4	1	
030-11B-15-025	86	257	4	1	
030-11B-15-026	86	258	4	1	
030-11B-15-032	85 and 86	259	4	1	
031-11B-15-050	85 and 86	259	4	1	
030-11B-15-027	86	260	4	1	
030-11B-15-022	86	261	4	1	
030-11B-15-028	86	262	4	1	
031-11B-21-004	85	182A	3	1	

<u>PPN</u>	<u>LOT</u>	<u>SUBLOT</u>	<u>SECTION</u>	<u>PHASE</u>	<u>REPLAT</u>
031-11B-21-003	85	183A	3	1	Replat 1
031-11B-21-002	85	184A	3	1	Replat 1
031-11B-21-227	85	216A	3	1	Replat 1
031-11B-21-224	85	218A	3	1	Replat 1
031-11B-21-228	85	219A	3	1	Replat 1
031-11B-15-096	85	249A	4	1	Replat 1

## ADOPTED

### CODE OF REGULATIONS

#### OF

#### RUSTIC HILLS PROPERTY OWNERS ASSOCIATION

## Article I

### Name, Location and Purpose

Section 1. The name of this Association is the Rustic Hills Property Owners Association a non-profit corporation, incorporated on May 18, 1967 under the laws of the State of Ohio.

Section 2. It shall be located within the confines of the community of Rustic Hills which includes 258 duly recorded lots and the limits of the community are further defined as follows:

The subdivision known as Rustic Hill Development situated in Lots Numbers 67, 68, 85 and 86 of the Township of Montville County of Medina and State of Ohio.

Section 3. The Association is formed for the purpose of representing and acting on behalf of all property owners in Rustic Hills on all matters pertaining to area beautification, restrictions, zoning, road maintenance, traffic safety, security, annexation, health, and all other matters of community interest.

## Article II

### Meetings of Members

Section 1. The regular annual meeting of the members of the Association shall be held at an appropriate meeting place within the confines of Rustic Hills community on the 3rd Sunday every month at 7:00 commencing in the year 1967 at the hour designated in the notice therefor.

## ADOPTED

- Section 2. Special meetings of the members of the Association may be called by a majority vote of the Trustees or by petition of 10% of the members whose names are entered on the voting register of the Association.
- Section 3. A written notice of every annual or special meeting, stating the time, place and object thereof shall be given to every member whose name is entered on the voting register of the Association.
- Section 4. At all meetings twenty percent of the property owners shall constitute a quorum. Each owner shall be entitled to one vote for each lot on which the annual membership fee is paid.

## **Article III**

### **Membership**

- Section 1. Each person who is the deed owner, as shown by the real estate property records of the Auditor of Medina County, of real property situated within the area commonly known as Rustic Hills and as defined more specifically, heretofore, shall be a member of this Association subject to the conditions hereinafter described, and in accordance with the original sales contract by The National Management Company for the described property. The resale of any lot within the Rustic Hills sub-division conveys all the restrictions and requirements to subsequent owners whether so expressly stated or not.
- Section 2. Membership certificates will be provided to each member of the Association in such form as may be prescribed by the Board of Trustees. Certificates of membership are not transferable.

## **Article IV**

### **Fees**

Section 1.

Each property owner will pay the sum of \$65.00 per annum for each lot owned within the confines of the Rustic Hills community, except that lots as recorded and owned by the building developer or his successor that have remained unsold since the origination of the subdivision are not subject to the

\$60.00 annual fee.

## ADOPTED

### Section 2.

The Board of Trustees shall affect the issuance of statements for such fee or fees to the property owners once each year on March 1, and shall deposit fees received to an account for Rustic Hills Property Owners Association.

## Article V

### Board of Trustees

Section 1. The Board of Trustees shall have general supervision over the business and affairs of the Association and shall have the authority to expend funds for the purposes described in Article I, Section 3.

### Section 2. Number, Term of Office and Election of Trustees

The number of trustees shall be established as seven (7), to be described and selected as follows:

One (1) trustee shall be elected from each of five (5) equal divisional areas described as A, B, C, D, and E. The lots comprising each area shall be as noted in Appendix "A". Such divisional Trustee shall be a property owner in the respective divisional area and shall be elected by the property owners from such area only. There shall be two (2) At Large members of the Association. Term of office shall be for three (3) years except that, during the first two (2) years from this date, two (2) shall serve for one (1) year, and two (2) shall serve for two (2) years. Each year thereafter two (2) or three (3) as required, new Trustees shall be elected for three (3) year terms to replace the respective retiring Trustees from the areas involved, or At Large members. Board vacancies will be filled by an election of the Board of Trustees.

### Section 3. Officers

The Board of Trustees shall at its organizational meeting following each annual meeting elect a President, Vice President/Secretary and Treasurer and such other officers as the Board may deem necessary.

## ADOPTED

### Section 4. President & Vice President

The President shall have general executive supervision over the routine affairs of the Association and such other powers and duties as may be prescribed by the Board of Trustees. The Vice President shall assume the Presidential responsibilities in his absence.

### Section 5. Secretary

The Secretary shall keep the minutes of the meetings of the members and the Board of Trustees. He shall keep the membership book wherein he shall record the name and address of each member of the Association. He shall give notices of membership and Trustee's meetings required by law, or by these regulations, or otherwise, and have such other powers and duties as the Board of Trustees may prescribe.

### Section 6. Treasurer

The Treasurer shall receive and have charge of money, bills, notes, bonds and similar property belonging to the Association. He shall keep accurate financial accounts and hold same open for inspection and examination by the Trustees. He shall have available an accurate financial state of position which will be presented to the members of the Association at the annual meeting. On the expiration of his term of office, he shall turn over all property, books, papers and money of the Association in his hands to his elected successor.

### Section 7. Term of Office

The officers shall hold office for one (1) year until the next organizational meeting of the Board of Trustees, and until successors are elected, except in the case of resignation, death or removal. The Board of Trustees may remove any officer at any time with or without cause by a majority vote of the entire Board. Vacancies will be filled by election of the Board of Trustees.

## ADOPTED

### Section 8. Meetings of Trustees

The Board of Trustees shall meet at 2 p.m., in the Rustic Hills Community, on the 1st Sunday



of each month and at other such times as deemed necessary by the President or as might be called by a majority of the Board members.

Section 9. Board Meeting Quorum

For conducting business a quorum will be a majority of the Board membership.

Section 10. By-Laws

The Board of Trustees may adopt By-Laws for its own government, not inconsistent with the Articles of Incorporation or this Code of Regulations.

## Article VI

Section 1. The Code of Regulations of this Association may be amended at a meeting of the members of the Association by an affirmative vote of seventy-five percent of the members entitled to voting privileges as herein provided and present and voting on such proposal.

Mail ballots, not to exceed one per calendar year, may be utilized to amend the Code of Regulations. The ballots will be counted in the presence of all members of the Board of Trustees and a vote of seventy-five percent of the eligible membership is necessary for amendment,

APPENDIX "A" TO CODE OF REGULATIONS  
OF  
RUSTIC HILLS PROPERTY OWNERS ASSOCIATION

Area A - 50 Lots - consisting of all Rustic Hills lots north of the centerline of Smith Road.

Area B - 56 Lots - consisting of all Rustic Hills lots on Rustic Hills Drive East and West, all lots bordering on the south side of Smith Road, all lots on River Styx Road north of the Country Club entrance and south of centerline of Smith Road.

Area C - 50 Lots - consisting of all lots in the Trails End Drive section, all lots south of the Golf Course on the west side of River

Styx Road, all lots south of the Stable and Paddock Area on the east side of River Styx Road that are west of the Rocky River Creek.

Area D - 49 Lots - consisting of all lots in the western portion of the Country Club Drive section and west of the centerline of Seven Springs Lakes including Lots 184, 205 and 152.

Area E - 49 Lots - consisting of all lots in the eastern portion of the Country Club Drive section and east of the centerline of Seven Springs Lakes and east of Lots 152 and 205 and northeast of Lot 184.

