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Transaction Number: T20250052601
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Document Page Count: 6

Submitted By (Walk-In):
TOM KISOR

Walk-In

First Grantor:
FOUNDERS RIDGE HOMEOWNERS ASSN INC

First Grantee:
FOUNDERS RIDGE HOMEOWNERS ASSN INC

Fees:	
Document Recording Fee:	$34.00
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Total Fees:	$66.00
Amount Paid:	$66.00
Amount Due:	$0.00

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CODE OF REGULATIONS AND BYLAWS

OF

FOUNDERS RIDGE HOMEOWNERS ASSOCIATION, INC.

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TRANSFER
NOT NECESSARY

JUL 15 2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
M
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

ARTICLE 1: MEMBERSHIP

(A) Members: Each owner of a lot as described in the Land Use Restrictions recorded in Official Records Volume 25223, Page A01, shall be a member of the corporation (hereinafter, the "Association").

(B) Votes: Members are entitled to one (1) vote per lot, except as provided in Paragraph (D) of this article. A lot vote cannot be split.

(C) Proxy Votes: A member who is unable to attend an annual meeting or a special meeting may authorize any other person to vote on his/her behalf by providing written notice to any officer at least twenty-four (24) hours prior to that annual meeting or special meeting.

(D) Loss of Voting Privilege: If an assessment for any lot is delinquent for more than thirty (30) days after the due date, the member or members representing that lot may not vote until such assessment is paid.

ARTICLE 2: MEETINGS

(A) Annual Meeting: The annual meeting of the members of the Association shall be held no later than January 31 of each year. The date, time, and location of the annual meeting shall be determined by the Board. The Secretary shall send notice by ordinary mail to each member at the address specified in Paragraph (E) of this article at least fifteen (15) days before the date of such meeting.

(B) Special Meeting: A special meeting of the members of the Association may be called by the Board or any number of members representing at least fifteen (15) lots at least fifteen (15) days before the date of such meeting by (1) written notice to each member at the address specified in Paragraph (E) of this Article, and (2) publication once in a newspaper serving the City of Gahanna.

(C) Quorum: Members representing at least twenty (20) lots (in person or by proxy) shall constitute a quorum at any meeting.

(D) Voting: Members representing a majority of lots present (in person or by proxy) at any meeting may decide any question coming before the Association unless otherwise provided by law, the Founders Ridge Land Use Restrictions, or these regulations. Members representing three-fourths (3/4) majority of the lots present (in person or by proxy) at any meeting must decide any question regarding the purchase or sale of real property.

(E) Notice: Notice of meetings shall be sent to each member at the property address as shown on the County Treasurer's tax duplicate, or should no property address be shown thereon, then to the tax duplicate mailing address shown on the County Treasurer's tax duplicate.

ARTICLE 3: ORDER OF BUSINESS

The order of business at all meetings of the Association shall be as follows unless this regulation is suspended by a majority vote of the members present:

(A) Reading of the minutes of the last preceding members' meeting.
(B) Reading of reports and statements.
(C) Unfinished business.
(D) Election of officers and trustees, if in order at the meeting in question.
(E) New or miscellaneous business.

ARTICLE 4: OFFICERS AND TRUSTEES

(A) Officers: The officers of the Association shall be a president, a vice president, a secretary, and a treasurer.

(B) Trustees: The number of trustees of the Association shall be three (3). Two (2) trustees must exclusively serve on a beautification/landscaping committee. One (1) trustee must exclusively serve on an architectural review committee.

(C) Authorization: The officers and trustees of the Association (collectively, the "Board") are authorized to conduct all business and act on behalf of the Association except as provided by law, the Founders Ridge Land Use Restrictions, or these regulations.

(D) The officers of the Association shall have the responsibilities listed below:

(1) President: The president shall preside at all meetings of the members and the Board, sign the records thereof, and perform generally all the duties usually performed by presidents of like-corporations, and such other and further duties shall be from time to time required of him/her by the members of the Board.

(2) Vice President: The vice president shall perform all the duties of the president in case of the absence or disability of the latter. In case both president and vice president are absent or unable to perform their duties, the members or trustees, as the case may be, may appoint a president pro tempore.

(3) Secretary: The secretary shall keep minutes of all the meetings of the Association and the Board, which shall be attested by him/her, provide copies of the minutes to members as directed by the Board, and generally perform such duties as may be required of him/her by the members of the Board.

(4) Treasurer: The treasurer shall receive and have in charge all the money and securities belonging to the Association and shall disburse, or otherwise deal with, the same as shall be ordered by the Board. The treasurer shall keep an accurate account of all moneys received and disbursed by him/her, allow any party designated by the Board to inspect the financial records of Association, and generally perform such duties as may be required of him/her by the members or the Board. On the expiration of his/her term in office the treasurer shall turn over to his/her successor or to the Board all money, property, and records of the Association in his/her possession or control.

ARTICLE 5: ELECTION OF OFFICERS AND TRUSTEES

(A) Election of Officers: Each officer shall be elected by members representing a majority of lots present (in person or by proxy) at the annual meeting or a special meeting called for that purpose. Each officer shall hold office until his/her successor is elected except as provided in Paragraph (C) of this article.

(B) Election of Trustees: Each trustee shall be elected by members representing a majority of lots present (in person or by proxy) at the annual meeting or special meeting called for that purpose. Each officer shall hold office until his/her successor is elected except as provided in Paragraph (C) of this article.

(C) Appointment to Fill Vacancy: If an elected officer or trustee resigns during his/her term in office, the remaining officers and trustees may appoint a member to hold that office until the next annual meeting or special meeting.

ARTICLE 6: ASSESSMENTS

(A) Annual Assessments: The annual assessment for each lot shall be Eight Hundred Fifty dollars ($850) or such greater amount approved by the Association. Any approved assessment amount shall remain in effect until the Association approves a change in the assessment amount. The annual assessment shall be due on February 15 of each year.

(B) Special Assessment: The Association is empowered to levy and collect special assessments for the construction of any new improvements and such purposes as the Association may determine in accordance with these bylaws. The amount and purpose of a special assessment shall be approved by the Association at an annual meeting or special meeting called for that purpose. The special assessment shall be due sixty (60) days after the date on which that assessment is approved.

(C) Fiscal Year: The fiscal year will begin March 1 and end the last day of February each year.

ARTICLE 7: LIENS FOR ASSESSMENTS

If any annual assessment or special assessment is not paid when due and remains in arrears for more than thirty (30) days, the Association may charge interest on the entire unpaid balance at a rate up to the highest rate of interest then permitted by law and may cause a Notice of Lien to be fled with the Franklin County Recorder's Office describing the lot or lots which the lien applies, the name of the owners who owned the lot at the time the assessment was imposed, the assessment amount and interest. The Notice of Lien shall be executed by the Secretary and one(1) other officer of the Association and shall be released in like manner. Each assessment, together with interest and costs, shall also be the joint and several personal obligations of the lot owners who owned the lot at the time when the assessment was due.

ARTICLE 8: AMENDMENTS

These regulations may be amended, supplemented or repealed by members representing a majority of lots present at an annual meeting or at a special meeting called for that purpose, or by the written assent of all members.

ARTICLE 9: BOARD BYLAWS

The Board Bylaws shall be annexed hereto and made part of the regulations of this Association.

*****

APPROVED this 26 day of January, 2023.

ATTESTED BY:

Mary L. Frankovich

PRESIDENT

Douglas E. McMillen

SECRETARY

Rebecca Garrett

7-14-25

REBECCA GARRETT
Notary Public
State of Ohio
My Comm. Expires
September 26, 2026

BOARD BYLAWS

1. Organizational Meeting: A meeting of the Board shall be held within one month of the members' meeting at which officers and trustees are elected, for the purpose of organization and transaction of any other business which shall come before the Board, unless otherwise agreed by the Board.

2. Annual Meeting: The annual meeting of the Board shall be held, without notice, one hour before the annual meeting of the Association at the place specified in the notice therefore, unless otherwise agreed by the Board.

3. Special Meetings: Special meetings of the Board may be called by (a) the president (or, in case of his/her absence or inability to act or vacancy in the office of president, by the vice president), or (b) any two(2) of the trustees. Notice of each special meeting shall be given to each officer and trustee at least fifteen (15) days before the date of such meeting (unless waived in writing or by personal presence at the meeting). Such notice may be given orally, by telephone, in writing (including e-mail). Such notice may be given by the officer or trustees. All special meetings of the Board shall be held at the place specified in the notice unless the officers and trustees agree in writing, or by personal presence, to meet elsewhere. If no special purpose is stated in the notice of a special meeting, any business within the powers of the Board may be transacted at that meeting.

4. Quorum and Voting:

(a) A majority of the number of officers and trustees fixed by the Association's regulations shall constitute a quorum.

(b) A majority of the Board members present at any annual or special meeting may decide any question coming before the Board unless otherwise provided by law, the corporate regulations, or the Board Bylaws.

(c) The Board Bylaws may be amended, supplemented, or repealed, and new bylaws may be adopted, at any meeting of the Board, by a two-thirds (2/3) majority vote of the number of officers and trustees fixed by the corporate regulations.

FOUNDERS RIDGE HOMEOWNERS ASSOCIATION, INC.

PRESIDENT Mary L. Frankovich	TRUSTEE Bryan Taylor
VICE PRESIDENT Geoffrey Thomas Kisor	TRUSTEE LAURIE N. JACQUES
SECRETARY Douglas E McMillan	TRUSTEE Donald Gorman
TREASURER TROY SCHMITT	

I do here by witness these signatures this 14th day of July, 2025.

Rebecca Garrett

7-14-25

REBECCA GARRETT
Notary Public
State of Ohio
My Comm. Expires
September 26, 2026