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DECLAR OR 3012 / p2397 - p2404

**AMENDED BYLAWS OF THE  
MOUNT HOLLY PRESERVE COMMUNITY ASSOCIATION**

WHEREAS, as set forth in said original Bylaws Article XVII Section 1, dated March 8, 2005, a simple majority of the members present at the meeting (or by absentee ballot), of the Subdivision, have the right to amend the Bylaws.

WHEREAS, the members of Mt. Holly Preserve Subdivision, at said meeting held November 7, 2025, have voted unanimously to make this amendment to the Bylaws as provided herein.

NOW THEREFORE, the members of the Subdivision hereby amended the Bylaws as follows:

**PREAMBLE**

The Mount Holly Preserve Community Association fully acknowledges the existence of the Declaration of Covenants and Restrictions (C & R) for Mount Holly Preserve and the mandate for compliance of each home / property owner. Since the document language allows for interpretation, the Mount Holly Preserve Community Association intends to utilize common sense, special needs of the residents, and other factors determined by the extent of the offense's impact in the application and enforcement of the C & R.

**ARTICLE I - NAME**

This organization shall be known as the Mount Holly Preserve Community Association ("Community" or "MHPCA" for short), a non-profit organization organized and existing under the laws of the State of Ohio.

## **ARTICLE II - OBJECTIVES**

The objectives of this Community shall be without particular priority:

- To actively promote and improve safety within the Community;
- To maintain an attractive and appealing neighborhood through regular maintenance and improvement of areas visually impacting on the entire community;
- To foster and encourage the beautification of individual property;
- To foster effective measures and communications in order to ensure public services (street maintenance, utility service, et al) within the Community are high quality; and
- To promote harmony within the Community and sponsor efforts and activities in order to achieve this.

## **ARTICLE III - ELIGIBILITY**

Each home / property owner in Mount Holly Preserve is an automatic member of the Community with the payment of dues being a determining factor in the extent of membership status and the Community participation permitted.

## **ARTICLE IV - MEMBERSHIP**

**Section 1:** All members of MHPCA are subject to annual and / or any special dues as approved by the Community members.

**Section 2:** The following are the tiers of membership in MHPCA:

Active Members: All home / lot owners, as named on the properties deed, whose dues are paid in full. These members are eligible to vote (One vote per household or lot with a maximum of five votes if the owner owns more than five lots). Active members will be afforded full privileges of participation in all MHPCA functions.

Inactive Members: Members whose current or past dues have not been paid. These members are not eligible to vote, hold office or participate in any MHPCA functions.

## **ARTICLE V - NOMINATION / ELECTION OF OFFICIALS**

**Section 1:** The officials of MHPCA will consist of a five member Board of Directors (Board) consisting of a President, Vice-President, Treasurer, Secretary and a Director. The elected officials will self-organize into the above positions at the first Board meeting following the annual membership meeting/elections. These officials will be elected annually. The officials must be Active Members.

**Section 2:** Sixty days prior to the Annual Membership meeting, the Board shall appoint a Nominating Committee consisting of three members of the Community. The purpose of the Committee is to obtain and submit at least one nomination for each of the elected Board vacancies.

**Section 3:** As designated by the Board and for the purposes of continuity, two of the Board positions will be for two-year terms elected in odd years, and three will be two-year terms elected in even years, with terms commencing on the first day of the New Year following the annual membership election.

**Section 4:** Vacancies on the Board shall be filled by the remaining Board members with the appointee holding office for the remainder of the unexpired term.

**Section 5:** No more than one member of a household may serve as an official for any given term.

**Section 6:** Election Procedure: Elections will be held at the Annual Meeting by ballot voting and determined by the plurality of vote. Ballots will be issued to eligible voters prior to the meeting and include a list of candidates along with a brief Bio. Mail ballots may also be issued upon request 30 days prior to the Meeting. The unopened mail ballots returned will be counted along with the ballots distributed at the Meeting by appointed tellers. If there are just sufficient nominees to fill the Board, then the Meeting Chair may declare the election of the nominees by acclamation.

## **ARTICLE VI - MEETINGS**

**Section 1:** Annual meeting of the membership of the Community will be held in September or October for the purpose of receiving reports from the Board or appointed Committees; for establishing programs and inputting ideas for the furtherance of the objectives of MHPCA; for conducting any other business that may arise; and for the election of the MHPCA officials. A simple majority of voting members present shall be considered sufficient to transact business at this meeting.

**Section 2:** Special meetings of the Community shall be called by the Board upon receipt of a written request of twenty active members of the MHPCA. At least one week notice shall be given of the special meeting and only that business specified in the call may be transacted. The Board shall have the authorization to call special meetings of the Community whenever it deems necessary.

**Section 3:** Regular and special meetings of the Board of Directors shall be held as needed. The President of the Board shall call a meeting after providing at least seven days notice of time and place.

**Section 4:** The majority of the Board of Directors or any appointed Committees shall constitute a quorum at any meeting.

**Section 5:** If a quorum, at any meeting, does not exist, the Board may opt for voting by sealed proxy ballot, or deferred to another meeting. The Board will be responsible for the counting of the proxy ballots.

## **ARTICLE VII - FEES AND DUES**

**Section 1:** The fiscal year of the Community shall be January 1 through December 31. The annual budget shall cover the fiscal year and shall be prepared on the projection of dues collected for the coming fiscal year.

**Section 2:** The initial annual dues shall be thirty dollars (\$30.00) per home / lot owner with a maximum assessment one hundred fifty dollars (\$150.00) where multiple properties are owned. Henceforth, future dues shall be established by the members at the annual meeting. All dues are payable within 30 days of notice. Delinquent dues shall be assessed interest at a 12 percent annual rate. Dues are to be mailed to MHPCA, PO Box 110, Amelia, OH 45102.

**Section 3:** The MHPCA may assess special dues as the occasion merits with the approval of the voting members present at a meeting.

## **ARTICLE VIII - BOARD OF DIRECTORS**

**Section 1:** The Board shall perform the duties prescribed in these bylaws and in other related documents. The Board shall consist of five voting members, four in which will be tasked with other duties described below.

**Section 2:** The President shall be the chief executive officer and the official spokesperson of the MHPCA and shall have general supervision of the affairs of the Community. The President shall preside at all meetings of the Board and members. He/she shall have the power to appoint Committees to address matters involving the affairs of the Community. The minutes of all meetings will be approved by the President/Board/Members at a subsequent meeting. The Vice-President will fulfill the duties and responsibilities of the President in her / his absence.

**Section 3:** The Treasurer shall have charge of the receipt, deposit, and disbursement of all Community funds with oversight by the Board. Funds are to be maintained in the name of MHPCA and disbursements shall only be made for normal expenses or as directed by the Board. The Treasurer shall maintain proper accounting and records of all involved activities. The Treasurer shall provide written / oral reports to the Board and members as directed.

**Section 4:** The Secretary shall be ex-officio, Secretary of the Board of Directors. She / he shall record the votes and keep and report the minutes of all Board and members' meetings in a manner approved by the Board and be made readily available for inspection by all the Members as designated by the Board. The Secretary shall also maintain all other records, correspondence and documents of the Community. The Secretary shall maintain all any other records, provide arrangements and notification for meetings or complete any other duty as assigned by the Board.

## **ARTICLE IX - SUPERVISORY COMMITTEE**

**Section 1:** A Supervisory Committee may be appointed by the Board periodically to act as internal auditors of the MHPCA. Competent appointees shall provide sufficient oversight in order to conduct an audit and/or review to ensure that all MHPCA records, funds handling, and policies are proper and following sound practices and complying with written and unwritten mandates of the MHPCA. The Supervisory Committee will serve a limited time and provide a written report following its work to the Board/Members as designated by the Board. The appointed Committee member(s) shall not serve in any other official capacity within the MHPCA.

## **ARTICLE X - REVIEW COMMITTEE**

**Section 1:** A Committee may be appointed by the Board when deemed necessary to investigate Issues of Concerns as outlined in Article XI which are brought to the attention of the MHPCA. Upon completion of its investigation, the Committee will provide a report of findings, conclusion and recommendation for its resolution to the Board which then will convey its final decision to the parties involved or for expediency purposes the Committee may convey the solution.

## **ARTICLE XI - ISSUES OF CONCERNS**

It is recognized that in any neighborhood there will be diverse interests, opinions and tastes. In order to fulfill the objectives of Article II of these bylaws and the mandates in the C & R, in a minimally intrusive and cooperative manner, the procedures outlined below shall be followed. The procedures shall be utilized when a MHPCA member(s) raise(s) a concern involving another neighbor's alleged noncompliance with the C & R or other concerns adversely affecting the neighborhood.

The MHPCA shall not be used to settle or arbitrate normal neighbors' disputes or disagreements or legal issues involving such matters as boundary disputes. The use of outside professionals or legal counsel is recommended for these matters.

**Section 1:** A serious concern/violation may usually involve two neighbors raising an issue with their neighbor. Initially both sides shall strive to resolve the concern or violation in a non-threatening, cooperative and honest effort. If the individual members' efforts do not resolve the issue, the Board may become involved if requested and both parties agree to abide by a final decision made by the Board.

**Section 2:** In addition to a specific citation in the C & R or other major adverse issue potentially affecting the neighborhood's appearance and / or safety, objective factors must be applied in determining whether the issue merits the Board's investigation through an appointed Review Committee.

**Section 3:** Objective factors, such as, significant lack of "curb appeal", "eye-sore" conditions, and serious safety concerns are worthy factors for initiating a request for a review by the Board. Retaliatory motives, strict interpretation of verbiage in the C & R, one's personal taste or distaste, shall not be deemed valid factors for consideration by the Board.

**Section 4:** Each case handled by the Board shall be dealt with on its own merits objectively without necessarily bound by a previous precedent. Confidentiality and sensitivity shall be followed in all matters involving the parties.

**Section 5:** An appointed Review Committee will seek to resolve the issue of concern by having both parties reach an accommodation and be largely satisfied with the accepted solution.

**Section 6:** If the Review Committee cannot resolve the concern within the specified time frame or within an extension of time granted by the Board, the case will be referred to the Board of Directors for appropriate action.

**Section 7:** The Review Committee or Board may address individual homeowners' concerns directly if they require immediate attention or involve violating parties outside the Community.

**Section 8:** Any official of MHPCA involved as a homeowner initiating an issue of concern shall not participate in any role involving the matter while serving on the Board or Committees.

## **ARTICLE XII - PARLIAMENTARY AUTHORITY**

The rules contained in Robert's Rules of Order Revised shall govern this organization if not otherwise specifically addressed within these Bylaws.

## **ARTICLE XIII - REMOVAL**

**Section 1:** Any Committee member may be suspended pending review, from office, with or without cause, by the Board.

**Section 2:** Any Board member may be removed from office by a majority vote of the members of the Community.

## **ARTICLE XIV - NOTICES AND DEMANDS**

**Section 1:** Any notice by the Board or by the Officers to a Member or Members shall be deemed to be duly given through the issuance of a first class mail, email or the official mailing of the MHPCA newsletter.

**Section 2:** Any demand upon a Member/Members shall be deemed to be duly made, if delivered in writing to him / her personally, or if mailed by first class mail, addressed to him / her at the Lot address, and any notice by a Member to the Association shall be deemed to have been duly made, if in writing and delivered to an Officer of the Association.



## **ARTICLE XV - AMENDMENTS**

**Section 1:** These bylaws may be amended at any annual or special meeting of the Community called for that purpose. The amendment(s) shall be approved by a simple majority of the members present at the meeting. Notice of change shall be made available to the members one week in advance of the meeting.

**Section 2:** Unless otherwise provided prior to its adoption or in the motion to adopt, an amendment shall become effective upon adjournment of the meeting at which it is adopted.

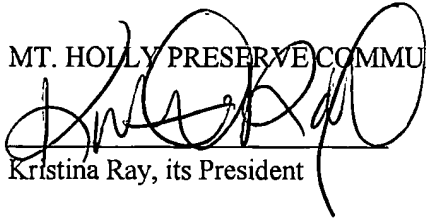
WE CERTIFY that the membership adopted these Amended Bylaws at the annual meeting held November 7, 2025, and with any mail-in ballots, in which we independently counted with the following results: Unanimously FOR the Amendment.

Ballots counted by Mt. Holly Preserve Community Association members:

PRINT NAME	SIGNATURE	DATE	RESIDENCE
Aaron Ray		11/24/2025	34104 WINTER HOLLY DR.
Kathleen Hillebrand		11/2/20	204 St. Nicholas Ct.

IN WITNESS WHEREOF, Mt. Holly Preserve Community Association, by and through its President, Kristina Ray, does hereby certify that the amended Bylaws, contained herein, for Mt. Holly Preserve Subdivision, was duly approved and adopted by the membership, in accordance with the original Bylaws Article XVII, Section 1 dated March 8, 2005, this 7<sup>th</sup> day of November, 2025.

MT. HOLLY PRESERVE COMMUNITY ASSOCIATION

  
Kristina Ray, its President

202600000351

MT HOLLY PRESERVE COMM ASSOC  
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