

Stonegate Property Owners Association

Rules & By-Laws

Medina Township, Ohio 44258

Article I — Name and Location

The name of this organization shall be the Stonegate Property Owners Association (SPOA), located in Medina Township, Medina County, Ohio.

Article II — Purpose

The purpose of the Association is to promote the health, safety, and welfare of the residents within the Stonegate community; to maintain and improve common areas; to enforce the restrictive covenants recorded with the Medina County Recorder; and to preserve property values throughout the development.

Article III — Membership

Every owner of a lot within the Stonegate development shall be a member of the Association. Membership is mandatory and runs with the land. Each lot shall have one vote on all matters brought before the membership.

Article IV — Dues and Assessments

Annual dues shall be established by the Board of Trustees and approved by the membership at the annual meeting. Dues notices are mailed on or about February 10 of each year, with payment due no later than March 30. The current annual assessment is \$150 per lot.

Special assessments may be levied by the Board upon a majority vote of the membership for extraordinary expenses not covered by the annual budget.

Article V — Board of Trustees

The affairs of the Association shall be managed by a Board of Trustees consisting of a President, Vice-President, Treasurer, and Secretary. Trustees serve staggered terms as established in the original covenants. Vacancies may be filled by appointment of the remaining board members until the next annual meeting.

Article VI — Meetings

The annual membership meeting shall be held on the second Monday of February at 6:30 PM. The Board of Trustees meets monthly on the third Monday at 6:00 PM at the Medina County Library, second floor. Special meetings may be called by the President or by petition of 25% of the membership.

Article VII — Committees

- **Activity Committee** — Organizes community events including the Easter Egg Hunt, garage sales, and the Annual Autumn Get Together.
- **Architectural Committee** — Reviews all proposed exterior modifications to ensure compliance with community standards and restrictive covenants. Approval must be obtained at least 30 days prior to the start of any project.
- **Enforcement Committee** — Ensures adherence to community rules, covenants, and by-laws. Handles complaints and violations.

Article VIII — Architectural Standards

Architectural standards are intended to preserve and promote continuity of outside architectural appearance throughout Stonegate. Key provisions include:

- Fences must be natural wood and not exceed four feet in height. Cyclone or metal fences are prohibited.
- Lake lots may construct fences no wider than the sides of the house, extending no more than 20 feet to the rear.
- Decks require a permit from Medina Township in addition to Association approval.
- Auxiliary structures must be reviewed by the Architectural Committee, the township, and county.
- Plantings on lake lots must be low-growing and must not obstruct neighbors' sight lines.
- Lake contours cannot be altered or filled under any circumstances.

Article IX — Common Areas and Lakes

Common areas and lakes are owned and maintained by the Association for the benefit of all members. Lakes serve as catch basins for water run-off from streets and house gutters. No lot owner shall change the contour of any lake or fill in any portion thereof. The Association and individual lot

owners may face legal ramifications for violations of this provision.

Article X — Enforcement

The Board of Trustees has the authority to enforce the covenants and by-laws through written notice, fines, or legal action. Any resident found to be in violation will first receive written notice and a reasonable period to cure the violation before further action is taken.

This is a summary document prepared for the Stonegate POA website. The complete, legally recorded by-laws and covenants are on file with the Medina County Recorder's Office. Contact the board for official copies.

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