



HOMEOWNERS ASSOCIATION
5635 LAKE ROAD WEST
GENEVA, OHIO 44041

May 31, 2016

Sturgeon Point Homeowners
Geneva-On-The-Lake, Ohio

Re: Declarations and Bylaws

Dear Sturgeon Point Homeowner:

Last year the Board authorized a document re-type of our Declarations and Bylaws. This made the Declarations and Bylaws much easier to read. We chose to do a document re-type because it is less expensive than to do a full re-write. Our attorneys pointed out that when you do a re-type you cannot take out of the document any items that were contained in it, unless there is a vote of the Association.

There were two items in the Declarations and Bylaws that are no longer applicable. The first, stated that notices to homeowners must be done by regular mail. That was replaced by amendment at last year's annual meeting. However, the language about U.S. postage mail service remains in the document. That language is not effective and all notices will be sent by email. Enclosed please find a copy of the letter from the attorneys explaining this.

About 10 years ago the board at that time inadvertently filed an amendment that was presented to the owners but did not pass. That involved leasing of units once per month. This board carefully researched the records and determined that indeed did not pass. The only way to remove language like that from the recorded document would be to do a total re-write. I've also enclosed a letter from our attorneys indicating that particular language is not operative or enforceable, but it is still in the document.

Hopefully, sometime in the near future we will have enough funds to do a full re-write of the Declarations and Bylaws in order to eliminate those inconsistencies. But for now, the document re-type was much less expensive.

If you have any questions, please feel free to call. I suggest keeping the attorney letters with your copy of the Declarations and Bylaws.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Al Schrader', written in a cursive style.

Al Schrader – President
Sturgeon Point Homeowners Association

AES/sph
Enclosures