

**NOTICE OF THE ANNUAL MEETING  
OF THE MEMBERS OF THE  
MADISON'S GRANT HOMEOWNER'S ASSOCIATION**

The Annual Meeting of the Members of Madison's Grant Homeowner's Association will take place on Tuesday, July 23, 2013 beginning at **6:30 p.m.** at Lathrem Senior Center, 2900 Glengarry Drive, Kettering, OH 45420. This meeting is being held for the following purposes:

**1. To elect one board member to fill a 3 year term.**

Any homeowner who is interested in being considered as a candidate to serve on the Board of Directors should complete the application included with this letter and return it to Madison's Grant Homeowner's Association, PO Box 293135, Kettering, OH 45429 no later than July 15, 2013. All current homeowners in good standing, or if titled in a trust, trustee, or designated representative residing in Madison's Grant, subject to certain restrictions, are eligible to be elected to the Board of Directors. Nominations will also be accepted from the floor at the meeting.

**2. To adopt the following amendment to the Declaration of Covenants, Conditions and Restrictions for Madison's Grant Homeowner's Association, adopted July 27, 2006 (the CCRs)**

RESOLVED, that the Members of Madison's Grant Homeowner's Association hereby consent to, approve of, and authorize amending Article IX-General Guidelines Applicable to All Lots, Dwelling Type of the Declaration of Covenants, Conditions and Restrictions as follows:

**Dwelling Type. Sheds shall be allowed based on standards and stipulations set by the Board.**

(This requires a vote of 75% of all owners of the lots to approve or disapprove.)

**3. To adopt the following amendment to the Declaration of Covenants, Conditions and Restrictions for Madison's Grant Homeowner's Association, adopted July 27, 2006 (the CCRs)**

RESOLVED, that the Members of Madison's Grant Homeowner's Association hereby consent to, approve of, and authorize amending Article IX-General Guidelines Applicable to All Lots, Basketball Hoops of the Declaration of Covenants, Conditions and Restrictions as follows:

**Basketball Hoops. Permanent basketball hoops shall be allowed based on standards and stipulations set by the Board.**

(This requires a vote of 75% of all owners of the lots to approve or disapprove.)

*Please refer to your Board of Directors' Explanation of the proposed Amendments*

*included with this Notice.*

**4. To transact such other business as may properly come before the meeting or any adjournment thereof.**

If you cannot attend this meeting, please complete and return the enclosed form of Proxy to the undersigned or give it to the person you appoint as proxy to cast your vote. All proxies must be in writing and filed with the Secretary no later than the commencement of the meeting.

*Please take note that to be entitled to vote, a member must be current in payment of all assessments and any liens which been levied against the member or any Lot owned by that member as of the date of this meeting.*

Your vote and attendance at the Annual Meeting is important and encouraged.

Date: July 1, 2013

---

Lorie Lamb, Secretary

**Reminders & Notices**

We are in need of a Treasurer. This is an appointed position. If you are interested, please submit a brief biographical statement (you may use the one included in this mailing) or resume to one of the board members at the annual meeting, mail it to Madison's Grant Homeowner's Association, PO Box 293135, Kettering, OH 45429 or email it to [mghoaboard@gmail.com](mailto:mghoaboard@gmail.com)

Please submit all outdoor projects to the Board/Architectural Control Committee for approval. Please consult your Declaration of Covenants, Conditions and Restrictions.

Visit our updated website: <http://www.madisonsgrant.com/>

**Madison's Grant Homeowner's Association Annual Meeting**  
**6:30 PM, July 23, 2013**  
**Proposed Amendment to Association's Declaration of Covenants,**  
**Conditions and Restrictions**

**The amendments on the agenda for the upcoming annual meeting are being proposed by the Madison's Grant HOA Board of Directors.**

**The Board of Directors recommends adoption of the proposed amendments.**

**Dwelling Type**

The current version of the Declaration of Covenants, Conditions and Restrictions does not allow for sheds. Association members have expressed interest in building and, in fact, have already built sheds. The Board proposes that sheds be permitted under the following conditions:

- a. Design and placement must be approved by the Board when acting as the Architectural Control Committee or the Architectural Control Committee itself, when established.
- b. Sheds may be no larger than 120 square feet in total dimensions.
- c. Sheds must be of the same materials and color of the siding and roofing of the main dwelling on the lot.
- d. Sheds must meet building requirements established by the City of Kettering, however it must be noted that stricter standards are set by the Declarations than the City and both sets of standards must be met.

**Basketball Hoops**

The current version of the Declaration of Covenants, Conditions and Restrictions does not allow for permanent basketball hoops. Association members have expressed interest in allowing permanent basketball hoops. The Board proposes that permanent basketball hoops be permitted under the following conditions:

- a. Permanent and portable hoops must be well maintained.
- b. All rules currently pertaining to basketball hoops in Article IX such as lighting, placement and hours of use remain as stated in the Declaration of Covenants, Conditions and Restrictions.