Doc ID: 012776200059 Type: OFF
Kind: DECLARATION
Recorded: 12/04/2018 at 03:37:46 PM
Fee Amt: $484.00 Page 1 of 59
Workflow# 0000174485-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2018-00032882
BK 1609 PG 1918-1976

BROSIUS JOHNSON & GRIGGS
(BOX)
1600 DUBLIN RD STE 100
COLUMBUS, OH 43215

DECLARATION AND BYLAWS

CREATING AND ESTABLISHING A PLAN FOR

CONDOMINIUM OWNERSHIP

UNDER CHAPTER 5311 OF THE REVISED CODE OF OHIO

FOR

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

CERTIFICATE OF AUDITOR

December 4, 2018

Receipt is hereby acknowledged of a copy of the Declaration, Bylaws, and Drawings of the above-named Condominium.

George Kaitsa. cm
Delaware County Auditor

Plat filed at
OR Vol. 1609 Pg. 1977

This instrument prepared by Calvin T. Johnson, Jr. and Emily L. Butler, attorneys at law, Brosius, Johnson & Griggs, LLC, 1600 Dublin Road, Suite 100, Columbus, Ohio 43215.

DECLARATION INDEX

ITEM	PAGE
RECITALS	1
DEFINITIONS	1
THE PLAN	2
THE LAND (ARTICLE I)	2
NAME (ARTICLE II)	3
PURPOSES; RESTRICTIONS (ARTICLE III)	3
Purposes (Section 1)	3
Restrictions (Section 2)	3
(a) Animals	3
(b) Architectural Control	3
(c) Common Element Uses	3
(d) Construction in Easements	4
(e) Conveyances	4
(f) Discrimination/Handicapped Accommodation	4
(g) Limited Common Element Uses	4
(h) Offensive Activities	4
(i) Reallocations	4
(j) Renting and Leasing	5
(k) Replacements	5
(l) Rules and Regulations	5
(m) Signs; Commercial Devices	5
(n) Structural Integrity	5
(o) Unit Uses	5
(p) Vehicles	6
(q) Visible Areas	6
IMPROVEMENT DESCRIPTIONS (ARTICLE IV)	6
Residential Buildings (Section 1)	6
Other (Section 2)	6
UNITS (ARTICLE V)	7
Unit Designations (Section 1)	7
Composition of Units (Section 2)	7
(a) Composition	7
(b) Unit Types, Sizes, Locations and Components	8
COMMON AND LIMITED COMMON ELEMENTS (ARTICLE VI)	8
Common Elements - Description (Section 1)	8
Limited Common Elements - Description (Section 2)	8
Par Values; Undivided Interests (Section 3)	8
ASSOCIATIONS (ARTICLE VII)	8
Establishment of Association (Section 1)	8
Membership (Section 2)	8
Voting Rights (Section 3)	8
Board of Directors (Section 4)	8
Security (Section 5)	9
Other Associations (Section 6)	9
AGENT FOR SERVICE (ARTICLE VIII)	9
MAINTENANCE AND REPAIR (ARTICLE IX)	9
Common Elements (Section 1)	9
Limited Common Elements (Section 2)	9
Units (Section 3)	9
Other (Section 4)	10
UTILITY SERVICES (ARTICLE X)	10

ITEM	PAGE
INSURANCE; LOSSES (ARTICLE XI)	10
Special Broad Form Casualty Insurance (Section 1)	10
(a) Unit	10
(b) Common Elements	11
Liability Insurance (Section 2)	12
Fidelity Coverage (Section 3)	12
Hazard Insurance Carrier (Section 4)	12
Flood Insurance (Section 5)	12
Other Association Insurance (Section 6)	13
Insurance Representative; Power of Attorney (Section 7)	13
Unit Owners' Other Insurance (Section 8)	13
Sufficient Insurance (Section 9)	13
Insufficient Insurance (Section 10)	13
Lender Requirements (Section 11)	13
DAMAGE RESTORATION; TERMINATION (ARTICLE XII)	14
Substantial Unit Damage or Destruction (Section 1)	14
(a) Restoration	14
(b) Non-Restored Unit	14
Common Elements Damage or Destruction (Section 2)	14
CONDEMNATION (ARTICLE XIII)	15
Standing (Section 1)	15
Use of Proceeds (Section 2)	15
Insufficient Proceeds (Section 3)	15
Non-Restored Unit (Section 4)	15
Power of Attorney (Section 5)	15
GRANTS AND RESERVATIONS OF RIGHTS AND EASEMENTS (ARTICLE XIV)	16
Easements of Enjoyment; Limitations (Section 1)	16
Easements for Encroachments (Section 2)	16
Easements Reserved to Declarant (Section 3)	16
Easements for Proper Operations (Section 4)	17
Easement for Support (Section 5)	17
Easement for Services (Section 6)	17
Entry for Repair, Maintenance and Restoration (Section 7)	17
Power of Attorney (Section 8)	18
Conservation Easement (Section 9)	18
Access Easement (Section 10)	18
Easements Located on Adjacent Property (Section 11)	18
(a) Path Easement	18
(b) Emergency Access Easement	18
General (Section 12)	18
ASSESSMENTS AND ASSESSMENT LIENS; RESERVE FUNDS (ARTICLE XV)	18
Types of Assessments (Section 1)	18
Purpose of Assessments (Section 2)	18
Elements-Apportionment: Due Dates (Section 3)	18
(a) Operating Assessments	18
(b) Special Assessments for Capital Improvements	20
(c) Special Individual Unit Assessments	20
Effective Date of Assessment (Section 4)	20
Effect of Nonpayment of Assessment; Remedies of the Association (Section 5)	20
Subordination of the Lien to First Mortgages (Section 6)	22
Certificate Regarding Assessments (Section 7)	22
EXPANSIONS (ARTICLE XVI)	22
Reservation of Expansion Option (Section 1)	22
Limitations on Option (Section 2)	22
Maximum Expansion Time (Section 3)	22
Legal Descriptions (Section 4)	23
Composition of Portions Added (Section 5)	23
Time for Adding Portions (Section 6)	23
Improvement Location Limitations (Section 7)	23
Maximum Number of Units (Section 8)	23
Non-Residential Uses (Section 9)	23

ITEM	PAGE
EXPANSIONS (ARTICLE XVI) CONTINUED	
Compatibility of Structures (Section 10)	23
Improvements Other than Structures Containing Units (Section 11)	23
Types of Units (Section 12)	24
Limited Common Elements (Section 13)	24
Supplementary Drawings (Section 14)	24
Procedures for Expansion (Section 15)	24
Effects of Expansion (Section 16)	24
NOTICES TO AND VOTING RIGHTS OF LENDING INSTITUTIONS (ARTICLE XVII)	25
Notices (Section 1)	25
Voting Rights (Section 2)	26
Notices to Mortgagees (Section 3)	26
First Mortgagee Rights Confirmed (Section 4)	26
AMENDMENTS (ARTICLE XVIII)	27
Power to Amend (Section 1)	27
Method to Amend (Section 2)	28
Approval of Veteran's Administration During Declarant Control of Association (Section 3)	28
GENERAL PROVISIONS (ARTICLE XIX)	29
Covenants Running With the Land (Section 1)	29
Actions (Section 2)	29
Severability (Section 3)	29
Successor Owner (Section 4)	29
Limited Warranties (Section 5)	29
Gender and Grammar (Section 6)	29
Captions (Section 7)	30
LEGAL DESCRIPTION, CONDOMINIUM PROPERTY	EXHIBIT A
SKETCH PLOT PLAN, CONDOMINIUM PROPERTY	EXHIBIT B
UNIT INFORMATION SHEET	EXHIBIT C
TYPE INFORMATION SHEET	EXHIBIT D
LEGAL DESCRIPTIONS, ADDITIONAL PROPERTY	EXHIBIT E
SKETCH PLOT PLAN, ENTIRE TRACT	EXHIBIT F

DECLARATION

This is the Declaration of The Courtyards at Muirfield Ridge Condominium made on or as of the 3RD day of December 2018, pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio.

Recitals

A. EPCON MUIRFIELD, LLC, an Ohio limited liability company, "Declarant", is the owner in fee simple of all of the real property hereinafter described as being submitted by this Declaration to the provisions of the Condominium Act and the improvements thereon and appurtenances thereto.

B. Declarant desires to create of this property a site of individually owned units, and commonly owned areas and facilities, and to these ends to submit this property to condominium ownership under the Condominium Act.

Definitions

The terms used in this document shall have these meanings, unless the context requires otherwise:

1. "Additional Property" means the land, and improvements thereon, that may, at a subsequent time, be added to the Condominium Property and become a part of the Condominium.

2. "Articles" and "Articles of Incorporation" mean the articles of incorporation, filed with the Secretary of State of Ohio, incorporating The Courtyards at Muirfield Ridge Condominium Association as a nonprofit corporation under the provisions of Chapter 1702 of the Revised Code of Ohio (the State of Ohio's enabling nonprofit corporation act).

3. "Assessments" means all charges, of whatever nature, levied by the Association against a Unit and its Unit Owners, and includes:

(a) "Operating Assessments;"

(b) "Special Assessments for Capital Improvements;" and

(c) "Special Individual Unit Assessments," each of which is hereinafter defined in this Declaration.

4. "Association" and "The Courtyards at Muirfield Ridge Condominium Association" mean the nonprofit corporation created by the filing of the Articles of Incorporation and is also one and the same as the association created for the Condominium under and pursuant to the provisions of the Condominium Act.

5. "Board" and "Board of Directors" mean those persons who, as a group, serve as the board of directors of the Association.

6. "Bylaws" means the bylaws of the Association, created under and pursuant to the provisions of the Condominium Act for the Condominium, and which also serve as the code of regulations of the Association under and pursuant to the provisions of Chapter 1702. A true copy of the Bylaws is attached to this Declaration and made a part hereof.

7. "Common Elements" means all of the Condominium Property, except that portion described in this Declaration as constituting a Unit or Units.

8. "Condominium" and "The Courtyards at Muirfield Ridge Condominium" mean the condominium regime for the Condominium Property created under and pursuant to the provisions of the Condominium Act.

9. "Condominium Act" means Chapter 5311 of the Revised Code of Ohio.

10. "Condominium Instruments" means this Declaration, the Bylaws, the Drawings, any contracts pertaining to the management of the Condominium Property, the condominium development disclosure statement provided for by the Condominium Act, and, as provided therein, "any other documents, contracts, or instruments establishing ownership of or exerting control over a condominium property or unit."

11. "Condominium Organizational Documents" means the Articles of Incorporation, the Bylaws, the Drawings, this Declaration, and amendments thereto.

12. "Condominium Property" means the tract of land hereinafter described as being submitted to the Condominium Act, all buildings, structures and improvements situated thereon, and all easements, rights and appurtenances belonging thereto.

13. "Declarant" means Epcon Muirfield, LLC, and its successors and assigns, provided the rights specifically reserved to Declarant under the Condominium Organizational Documents shall accrue only to such successors and assigns as are designated in writing by Declarant, or any successor Declarant, as successors and assigns of such rights.

14. "Declaration" means this instrument, by which the Condominium Property is hereby submitted to the provisions of the Condominium Act.

15. "Director" and "Directors" mean that person or those persons serving, at the time pertinent, as a Director or Directors of the Association.

16. "Drawings" means the drawings for the Condominium, and are the Drawings required pursuant to the provisions of the Condominium Act. A set thereof has accompanied the filing of this Declaration for record and will be filed separately from this Declaration by the appropriate public authorities.

17. "Eligible Mortgagee" and "Eligible Mortgagees" mean the holder or holders of valid first mortgages on Units who have given written notice to the Association stating their names, addresses and Units subject to their mortgages.

18. "Limited Common Elements" means those Common Elements serving exclusively one Unit or more than one but less than all Units, the enjoyment, benefit or use of which are reserved to the lawful Occupants of that Unit or Units either in this Declaration, or by the Board.

19. "Mortgagee" and "Mortgagees" mean the holder or holders of a valid mortgage or mortgages on a Unit or Units.

20. "Occupant" means a person lawfully residing in a Unit, regardless of whether or not that Person is a Unit Owner.

21. "Person" means a natural individual, trustee, corporation, partnership, limited liability company, or other legal entity capable of holding title to real property.

22. "Unit" and "Units" mean that portion or portions of the Condominium Property described as a unit or units in this Declaration and designated by Unit designation on the Drawings, and is that portion of the Condominium constituting a "unit" or "units" of the Condominium under the provisions of the Condominium Act.

23. "Unit Owner" and "Unit Owners" mean that Person or those Persons owning a fee simple interest in a Unit or Units, each of whom is also a "member" of the Association, as defined in Chapter 1702 of the Revised Code of Ohio.

The Plan

NOW, THEREFORE, Declarant hereby makes and establishes the following plan for condominium ownership of the property described in this Declaration and/or exhibits hereto as the Condominium Property under and pursuant to the provisions of the Condominium Act:

ARTICLE I

THE LAND

Legal descriptions of the land constituting a part of the Condominium Property, located in Concord Township, Delaware County, Ohio, and consisting of three parts, Part 1 containing 0.570 acres, more or less, Part 2 containing 0.169 acres, more or less, and Part 3 containing 0.289 acres, more or less, are attached to this Declaration and marked "Exhibit A" and made part of this Declaration by this reference.

ARTICLE II

NAME

The name by which the Condominium shall be known is "The Courtyards at Muirfield Ridge Condominium".

ARTICLE III

PURPOSES; RESTRICTIONS

Section 1. Purposes. This Declaration is being made to establish separate individual parcels from the Condominium Property to which fee simple interests may be conveyed; to create restrictions, covenants and easements providing for, promoting, and preserving the values of Units and the Common Elements and the well being of Unit Owners and Occupants; and to establish a Unit Owners' association to administer the Condominium and the Condominium Property, to administer and enforce the covenants, easements, charges and restrictions set forth in this Declaration, and to raise funds through Assessments to accomplish these purposes.

Section 2. Restrictions. The Condominium and the Condominium Property shall be benefited by and subject to the following restrictions:

(a) Animals. Except as hereinafter provided, no animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or on the Common Elements or Limited Common Elements. Notwithstanding the foregoing, household domestic pets, not bred or maintained for commercial purposes, may be maintained in the enclosed portion of a Unit, provided that: (i) the maintaining of animals shall be subject to such rules and regulations as the Board may from time to time promulgate, including, without limitation, the right to place limitations on the size, number and type of such pets, and the right to levy enforcement charges against Persons who do not clean up after their pets; and (ii) the right of an Occupant to maintain an animal in a Unit shall be subject to termination if the Board, in its full and complete discretion, determines that maintenance of the animal constitutes a nuisance or creates a detrimental effect on the Condominium or other Units or Occupants. In addition, any animal defined as "vicious" or "dangerous" pursuant to the provisions of Ohio Revised Code Chapter 955, as the same may be amended from time to time, or prohibited by any federal, state, or local law, regulation, or ordinance, is specifically prohibited.

(b) Architectural Control. Except for improvements constructed by Declarant or its designee during the initial construction, or as specifically permitted hereby, no building, fence, wall, sign or other structure or improvement shall be commenced, erected or maintained upon the Condominium Property, or any part thereof, nor shall any exterior addition to or change or alteration therein be made that is visible to the exterior, until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing by the Board or its designated representative or representatives, in its or their sole and unfettered discretion. Except as otherwise specifically provided herein, nothing visible to the exterior shall be permitted to be hung, placed, displayed, or maintained on the exterior of a Unit or in or on the Limited Common Elements or be otherwise visible from the outside of a Unit unless approved, in writing, by the Board or its designated representative or representatives, in its or their sole and unfettered discretion, or unless the same is authorized by this Declaration or an existing rule or regulation adopted by the Board. Notwithstanding any repair or maintenance provision contained herein to the contrary, the Board may require, as a condition to approval, that the responsibility for repairing and maintaining the addition or improvement shall be the responsibility of the requesting Unit Owner and all future owners of that Unit.

(c) Common Element Uses. The Common Elements (except the Limited Common Elements) shall be used in common by Unit Owners and Occupants and their agents, servants, customers, invitees and licensees, in accordance with the purposes for which they are intended, reasonably suited and capable, and as may be required for the purposes of access, ingress to, egress from, use, occupancy and enjoyment of Units. Unless expressly provided otherwise herein, no Common Element (other than Limited Common Elements) shall be used for any purpose other than the health, safety, welfare, convenience, comfort, recreation or enjoyment of Unit Owners and Occupants. The Common

Elements (including the Limited Common Elements) shall be subject to the provisions of the Condominium Organizational Documents and to such rules and regulations as may from time to time be duly promulgated by the Board.

(d) Construction in Easements. No structure, planting or other material shall be placed or permitted to remain within the easements for the installation and maintenance of utilities and drainage facilities which may damage or interfere with the installation and maintenance of utility lines or which may change the direction of the flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easement areas. The utility facilities within the easement areas shall be subject to the right of the Association to maintain the same, and its right to delegate that right to a public authority or utility.

(e) Conveyances. Each Unit shall be conveyed or transferred (voluntarily or involuntarily) as a separately designated and legally described freehold estate subject to the terms, conditions and provisions of the Condominium Organizational Documents. The undivided interest of a Unit in the Common Elements shall be deemed to be conveyed or encumbered with the Unit even though that interest is not expressly mentioned or described in the deed, mortgage or other instrument of conveyance or encumbrance. Any conveyance, encumbrance, judicial sale, or other transfer (voluntary or involuntary) of an interest in the Common Elements will be void unless the Unit to which that interest is allocated is also transferred to the same transferee. In any instrument of conveyance, or instrument creating an encumbrance, or in any other document legally describing a Unit, it shall be sufficient to lawfully describe a Unit and its interest in the Common Elements by referring to the Unit designation of the Unit and the appropriate recording references of the initial page of this Declaration and the Drawings. The right of a Unit Owner to sell, transfer or otherwise convey that Unit Owner's Unit is not subject to any right of first refusal, and any Unit Owner may transfer that Unit Owner's Unit free of any such limitation. To enable the Association to maintain accurate records of the names and addresses of Unit Owners, each Unit Owner agrees to notify the Association, in writing, within five days after an interest in that Unit Owner's Unit has been transferred to another Person. In addition, each Unit Owner agrees to provide to a purchaser of that Unit Owner's Unit a copy of the Condominium Organizational Documents and all effective rules and regulations.

(f) Discrimination/Handicapped Accommodation. No action shall at any time be taken by the Association or its Board which in any manner would unlawfully discriminate against any Unit Owner in favor of another. In addition, notwithstanding any provision hereof, or any rule or regulation, the Board shall make reasonable accommodation if necessary to afford a handicapped Person equal opportunity to use and enjoy the Condominium Property, provided, that nothing contained herein shall be construed to mean or imply that any such accommodation be at the cost of the Association.

(g) Limited Common Element Uses. Those portions of the Common Elements described herein and/or shown on the Drawings as Limited Common Elements shall be used and possessed exclusively by the Unit Owners and Occupants of the Unit or Units served by the same, as specified in this Declaration, and shall be used only for the purposes intended and subject to the other provisions of Condominium Organizational Documents and such rules and regulations as may from time to time be duly promulgated by the Board.

(h) Offensive Activities. No noxious or offensive activity or abusive or harassing behavior, or any form of intimidation or aggression, either verbal or physical, shall be engaged in or carried on in any Unit, or upon the Common Elements or Limited Common Elements, nor shall any be used in any way or for any purpose which may endanger the health of or unreasonably disturb any Occupant, or which might intimidate or interfere with the activities of any Occupant or representative of the Association or its managing agent, or their licensees or invitees.

(i) Reallocations. Except as otherwise provided by the Declaration or Ohio law, boundaries between Units and/or appurtenant Limited Common Elements shall not be adjusted nor undivided interests in Units reallocated (except in the event of an expansion of the Condominium), nor rights to use Limited

Common Elements reallocated, without the express prior written consent of the Board, which it may exercise in its sole and unfettered discretion.

(j) Renting and Leasing. No Unit or part thereof shall be rented or used for hotel purposes or transient purposes, which is defined as: (i) rental under which Occupants are provided customary hotel services such as room service for food and beverages, maid service, the furnishing of laundry and linen, busboy service, and similar services; or (ii) rental to roomers or boarders, that is, rental to one or more persons of a portion of a Unit only. No lease may be of less than an entire Unit. No Unit may be rented for any period of less than thirty (30) days and the lease shall not have an initial term of less than six months. Any lease agreement shall be in writing, shall provide that the lease shall be subject in all respects to the provisions of the Condominium Organizational Documents, and to the rules and regulations promulgated from time to time by the Board, and shall provide that the failure by the tenant to comply with the terms of the Condominium Organizational Documents and lawful rules and regulations shall be a default under the lease. The Association shall not have the right to initiate or prosecute eviction proceedings to evict a tenant of a Unit, either in its own name, as agent of the Association, or in the name of the Unit Owner. Prior to the commencement of the term of a lease the Unit Owner shall notify the Board, in writing, the name or names of the tenant or tenants, and all Occupants, and the time during which the lease term shall be in effect. Except as otherwise specifically provided herein, there are no limitations on the number of Units that may be rented or leased or the number of Units that may be owned by any Unit Owner.

(k) Replacements. Any building erected to replace an existing building containing Units shall be of new construction, be of comparable structure type, size, design and construction to that replaced, and shall contain a like number of Units of comparable size to the Units in the building replaced.

(l) Rules and Regulations. In addition to adopting and enforcing rules and regulations in the instances specifically herein mentioned, the Board may, from time to time, adopt and enforce such further reasonable rules and regulations as it deems necessary or desirable to promote harmony, to serve the best interests of the Unit Owners, as a whole, and the Association, and to protect and preserve the nature of the Condominium and the Condominium Property. A copy of all rules and regulations shall be furnished by the Board to the Unit Owners prior to the time when the same shall become effective.

(m) Signs; Commercial Devices. No sign, insignia, display, device, or form of external evidence of commercial advertising or use, of any kind, shall be displayed to the public view on the Condominium Property or on anything on the Condominium Property, except: (i) on the Common Elements, signs regarding and regulating the use of the Common Elements, provided they are approved by the Board; (ii) on the interior side of the window of a Unit, one professionally prepared sign not in excess of nine square feet in size, advertising the Unit for sale or rent; and (iii) on the Common Elements, Limited Common Elements and model Units, signs advertising the sale and/or rental of Units by Declarant during the period of its sale and rental of Units shall be permitted, provided, if these limitations on use of signs, or any part thereof, are determined to be unlawful, only the signs described in subitem (i), above, shall be permitted after Declarant's period of sales and rental of Units.

(n) Structural Integrity. Nothing shall be done in any Unit, or in, on or to the Common or Limited Common Elements, which may impair the structural integrity of any improvement.

(o) Unit Uses. Except as otherwise specifically provided in this Declaration, no Unit shall be used for any purpose other than that of a residence for individuals living together as a single housekeeping unit, and uses customarily incidental thereto, provided, however, that no Unit may be used as a rooming house, group home, commercial foster home, fraternity or sorority house, or any similar type of lodging, care or treatment facility. Notwithstanding the foregoing: (i) an Occupant maintaining a personal or professional library, keeping personal business or professional records or accounts, conducting personal business (provided that such use does not involve customers, employees, licensees or invitees coming to the Unit), making professional telephone calls or corresponding, in or from a Unit, is engaging in a use expressly declared customarily incidental to

residential use and is not in violation of these restrictions; (ii) it shall be permissible for Declarant to maintain, during the period of its sale or rental of Units, one or more Units, whether hereby made a part of the Condominium, or added hereafter, as sales and rental models and offices, and for storage and maintenance purposes; and (iii) one or more of such Units or a portion thereof may be maintained for the use of the Association in fulfilling its responsibilities.

(p) Vehicles. Excepting Declarant's construction and sales activities, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trucks weighing in excess of three-fourths of a ton, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages. Stored vehicles and vehicles which are either obviously inoperable or do not have operating licenses shall not be permitted on the Condominium Property except within enclosed garages. For purposes hereof, a vehicle shall be considered "stored" if it is put up on blocks or covered with tarpaulin for seven (7) consecutive days without the prior written approval of the Board. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Condominium Property during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Elements. Any vehicles parked in violation hereof or parking rules promulgated by the Board may be towed. The driveway parking spaces may not be used unless the attached garage parking space is already being used for vehicle parking. The use of the attached garage for storage of anything which interferes with the storage of vehicles is prohibited.

Further, the Board may promulgate rules and regulations restricting or prohibiting the parking of automobiles, vans, buses, inoperable vehicles, trucks, trailers, boats and recreational vehicles on the Common Elements, including the Limited Common Elements, or parts thereof, and may enforce such regulations or restrictions by levying enforcement charges, having such vehicles towed away, or taking such other lawful actions as the Board, in its sole discretion, deems appropriate.

(q) Visible Areas. Nothing shall be caused or permitted to be hung or displayed on the outside or inside of windows (except interior inoffensive drapes, curtains, or louvered blinds) or placed on the outside walls of a building or otherwise outside of a Unit, or any part thereof, and no awning, canopy, shutter or television or citizens' band or other radio antenna or transmitter, or any other device, ornament, equipment, decoration or improvement shall be affixed to or placed upon an exterior wall or roof or any part thereof, or the exterior of any door or window, or in, on, or over a patio, porch or balcony, visible to the exterior, unless authorized by the Board or required by applicable law to be permitted, but, in such case, subject to such lawful rules and regulations as the Board may adopt from time to time.

ARTICLE IV

IMPROVEMENT DESCRIPTIONS

Section 1. Residential Buildings. There are six (6) freestanding residential buildings each containing a single Unit, making a total of six (6) Units, initially a part of the Condominium. The residential buildings added hereby are of traditional architectural style, ranch type (although some Units have an optional bonus suite on a partial second floor), with an attached two-car garage, a private exterior entrance, a courtyard patio area with a concrete or paver patio and an exterior parking area immediately in front of the Unit's attached garage. Some Units have a covered, screened or enclosed porch or deck as part of the Unit. Units initially a part of the Condominium do not have basements. Each of the buildings added hereby is of wood frame construction, on a poured concrete foundation, with an exterior of composite wood siding, brick and/or cultured stone, aluminum fascia, and an asphalt shingle roof. The principal materials of which the buildings are constructed are some or all of: wood, glass, concrete, cultured stone, brick, vinyl soffit, aluminum fascia, asphalt shingle, wood composite siding, and drywall. The residential buildings initially a part of the Condominium are located as shown on the Drawings.

Section 2. Other. Also on and a part of the Condominium are portions of private roadways, walkways, driveways, mailbox facilities, storm water facilities, and green and landscaped areas.

ARTICLE V

UNITS

Section 1. Unit Designations. Each of the dwelling units, each of which is called a "Unit", is legally designated by a number, corresponding with Declarant's number for the building in which that Unit is situated, a dash (-), and a number corresponding with the numerical portion of the street address of that Unit. The number constitutes the Unit's "Unit designation." The Unit designation of each Unit is shown on the Drawings where that Unit is located. The location and designation of each Unit is also shown on the sketch plot plan attached hereto as "Exhibit B" and made part hereof by this reference. Information concerning the Units, with a listing of proper Unit designations, is shown on the attached "Exhibit C" and made part hereof by this reference.

Section 2. Composition of Units.

(a) Composition. Each Unit constitutes a single freehold estate, and includes any and all parts and components of the building, interior and exterior, and includes, without limiting the generality of the foregoing:

(1) the structure of the Unit, including, without limitation, the foundations, framing, roof, siding, gutters, downspouts, and all exterior and interior walls, partitions, floors and ceilings, and including the basement, if any, and attic walls, and all parts and components of each;

(2) all space within the Unit itself, space occupied by exterior and interior walls, partitions, floors, ceilings, roofs and any other improvements, and the walls, partitions, floors, ceilings, and roofs themselves;

(3) all surfaces (interior and exterior) of these structures and each interior and exterior part of the structure, including all materials such as, but not limited to, paint, lacquer, varnish, wall covering, tile, stucco, cultured stone, cultured brick, cementitious materials, shingles, carpet, tile, shingles, drywall, paneling and other finishing material applied to floors, ceilings, interior and perimeter walls and roofs, and also all portions of the floors, ceilings, walls and roofs themselves;

(4) all windows, skylights, if any, sun tunnels, and screens and doors, including storm doors and windows, if any, and the frames, sashes and jambs, and the hardware therefor;

(5) porches, stoops, decks, balconies, screened porches, enclosed porches, and covered porches, if any, including any portion of the concrete or paver patio pads which are attached to and part of the exterior of the structure and are covered by the porch roof and shown on the Drawings;

(6) all fixtures and appliances installed for the exclusive use of the Unit, including, without limiting the generality hereof, built-in cabinets, dishwashers, garbage disposal Units, refrigerators, stoves and hoods, television antennas and cables, furnaces, hot water heaters, heat pumps, air conditioning units (even though located outside the bounds of the Unit), yard lights (even though located outside the bounds of the Unit), fire pits and water features (even though located outside the bounds of a Unit) and components of the foregoing, if any;

(7) all plumbing, electric, heating, cooling and other utility or service lines, pipes, wires, ducts, sump pumps, ejector pumps, conduits, apparatus, and specifically including electric lines, meters, underground wires, and other apparatus, wherever located, which serve only that Unit;

(8) all control knobs, switches, thermostats and electrical outlets and connections affixed to or projecting from the walls, floors and ceilings which service the Unit or the fixtures located therein or part thereof;

(9) fireplaces, if any, and all components thereof, including the stacks, vents, dampers and chimneys; and

(10) the attic space or storage space above the Unit, and the crawl space and/or basement below the Unit, if any, to which there is direct and exclusive access from the structure;

excluding therefrom, however, all of the following items, whether or not located within the bounds of the Unit if such items serve another Unit: all plumbing, electric, heating, cooling, and other utility or service lines, pipes, wires, ducts, and conduits that serve any other Unit.

(b) Unit Types, Sizes, Locations and Components. The type, composition, and approximate interior area of each type of Unit that is or may be part of the Condominium are shown on the attached "Exhibit D" attached hereto and made a part hereof by this reference. The location, dimensions, type and composition of each Unit are also shown on the Drawings. Each Unit has direct access either over Common Elements or over a permanent access easement located on Additional Property, leading to and from Manley Road, a public street.

ARTICLE VI

COMMON AND LIMITED COMMON ELEMENTS

Section 1. Common Elements - Description. All of the Condominium Property, including all of the land and all improvements thereon and appurtenances thereto, except those portions labeled or described herein or on the Drawings as a part of a Unit, are Common Elements.

Section 2. Limited Common Elements - Description. Those portions of the Common Elements that are labeled or designated "Limited Common Elements" on the Drawings or as so described herein are Limited Common Elements. In the case of each Unit these Limited Common Elements consist of a driveway area in front of the Unit's garage, a service walk, a courtyard area and the improvements in that area, any fencing surrounding the appurtenant courtyard area, and a contiguous patio/yard area (but excluding items that are defined as being part of a Unit and utility lines that serve another Unit). Each such Limited Common Element is reserved for the exclusive use of the Unit Owners and Occupants of the Unit or Units it is designed or designated to serve.

Section 3. Par Values; Undivided Interests. The undivided interest in the Common Elements of each Unit is shown on the attached Exhibit C, and, in each case, is based on each Unit having an equal par value of one (1.00). The undivided interest of each Unit is determined by dividing the par value of a Unit by the total of the par values of all Units in the Condominium, at any time, and multiplying by 100, and rounding to hundredths of a percent, and further adjusted at hundredths of a percent if necessary so that the undivided interests of all Units equals precisely 100.00%. The Common Elements shall be owned by the Unit Owners as tenants in common, and ownership thereof shall remain undivided. No Unit Owner may waive or release any rights in the Common Elements. Further, the undivided interest in the Common Elements of a Unit shall not be separated from the Unit to which it appertains.

ARTICLE VII

ASSOCIATIONS

Section 1. Establishment of Association. The Association has been formed to be and to serve as the Unit Owners' association of the Condominium. Declarant is initially the sole member of the Association.

Section 2. Membership. Membership in the Association shall be limited to the Unit Owners, and every Person who is or becomes a record owner of a fee or undivided fee simple interest in a Unit is a Unit Owner and shall be a member. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit, and transfer of a Unit shall automatically transfer membership to the transferee.

Section 3. Voting Rights. Voting rights of members are as set forth in the Bylaws.

Section 4. Board of Directors. The number and composition, and the authority, rights and responsibilities, of the Board of Directors shall be as provided in the Bylaws, provided that no member of the Board need be a Unit Owner, but shall meet the qualifications set forth in the

Bylaws. The Board shall exercise all powers and have all authority, under law, and under the provisions of the Condominium Organizational Documents, that are not specifically and exclusively reserved to the Unit Owners by law or by other provisions of the Condominium Organizational Documents and, without limiting the generality of the foregoing, shall have those powers and authority set forth in Article IV of the Bylaws.

Section 5. Security. The Association may, from time to time, provide measures of security on or with respect to the Condominium Property and/or its Unit Owners, Occupants, invitees and licensees. However, the Association is not and shall not be deemed to be a provider of security, shall have no duty to provide any security on the Condominium Property or with respect to its Unit Owners, Occupants, invitees or licensees, and shall not be held liable for any loss, cost, or damage arising by failure of the Association to provide security or the effectiveness of security measures it undertakes, if any. The obligation to provide security lies solely with each Unit Owner and Occupant individually.

Section 6. Other Associations. There is no requirement that the Association or any Unit Owners be members of a not-for-profit organization that provides facilities or recreation, education or social services to owners of property other than the Condominium Property.

ARTICLE VIII

AGENT FOR SERVICE

The name of the Person to receive service of process for the Association, the Association's "Statutory Agent", and that Person's residence or place of business, which is in the State of Ohio, is:

Epcon StatAg, LLC
500 Stonehenge Parkway
Dublin, OH 43017-7572

In the event this Person for any reason ceases to be registered with the Secretary of State of Ohio as Statutory Agent for the Association, the Person so registered shall be the Person to receive service of process for the Association.

ARTICLE IX

MAINTENANCE AND REPAIR

Section 1. Common Elements. The Association, to the extent and at such times as the Board, in its exercise of business judgment, determines to allocate funds therefor, shall maintain, repair and replace all improvements constituting a part of the Common Elements, including, but not limited to, the entryway features, the private roadways, the storm water drainage facilities and infrastructure, sidewalks serving more than one Unit, the general landscaping outside of Limited Common Elements, and private utility lines and apparatus serving more than one Unit, if any. The Association shall maintain an adequate reserve fund for the periodic maintenance, repair and replacement of these improvements.

Section 2. Limited Common Elements. Except as part of a common plan approved by the Board for the maintenance and appearance of the Condominium Property, the Association shall have no obligation to maintain, repair or replace, or bear the cost of maintaining, repairing or replacing Limited Common Elements or components thereof. Each Unit Owner shall, at that Unit Owner's expense, be responsible for the maintenance, repair and replacement of all improvements a part of the Unit Owner's appurtenant Limited Common Elements, including, but not limited to, the maintenance, repair and replacement of the Unit's enclosed courtyard patio area including, but not limited to, the courtyard fencing, the lawn and landscaping area, and the patio and concrete or paver pad, the driveway and the service walk, and for the watering of lawns and landscaping that are part of the Limited Common Elements, mowing, mulching, and landscaping the Limited Common Elements, and snow removal for the Limited Common Elements.

Section 3. Units. Because of the unique character of the Condominium, in that it contains free-standing individual single-family residential buildings, and thus only a single Unit per residential building, the risk of loss as a result of damage or because of wear and tear to all components of a Unit shall be borne by the Unit Owners of each Unit, and, accordingly, the cost of maintaining, repairing, and replacing of all portions of a Unit as defined in this Declaration or otherwise, including but not limited to the structural components of the Unit and all interior and exterior portions of the building and Unit, and the items identified and defined in Article V as being part of the Unit shall be borne by the Unit Owner or Unit Owners of the Unit, except to the extent

that repairs and maintenance of utility lines and apparatus are to be made by a utility provider pursuant to a service agreement entered into by the Association on behalf of all Unit Owners, and provided that all exterior work shall be subject to and comply with the provisions of this Declaration, as the same may from time to time be amended, and all rules and regulations duly adopted by the Board.

Section 4. Other. Except as otherwise provided herein, responsibility for the maintenance, repair, and replacement of the Unit and its appurtenant Limited Common Elements and any improvements located thereon made by the Unit Owner, if any, shall be that of the Unit Owner or Unit Owners of that Unit and the cost thereof shall be that of the Unit Owner or Unit Owners. In the event a Unit Owner shall fail to make a repair or perform maintenance required of that Unit Owner, or in the event the need for maintenance or repair of any part of any of the Common Elements or Limited Common Elements is caused by the negligent or intentional act of any Unit Owner or Occupant, or is as a result of the failure of any Unit Owner or that Unit Owner's predecessors in title to timely pursue to conclusion a claim under any warranty, express, implied, or imposed by law, the Association may perform the same, and if the cost of such repair or maintenance is not covered by insurance, whether because of a deductible or otherwise, the cost thereof shall constitute a Special Individual Unit Assessment, as hereinafter defined, on the Unit owned by that Unit Owner or Unit Owners and on that Unit Owner or Unit Owners. The determination that such maintenance or repair is necessary, or has been so caused, shall be made by the Board in its sole and unfettered discretion.

ARTICLE X

UTILITY SERVICES

Each Unit Owner by acceptance of a deed to a Unit agrees to pay for utility services separately metered (or sub metered) or separately charged to that Unit by the utility company, the Board or a third party retained by the Board, to reimburse the Association for that Unit Owner's Unit's share of any utility cost that the Board, or its designee, reasonably determines is attributable to use by that Unit Owner's Unit. All other utility costs shall be common expenses and paid by the Association.

ARTICLE XI

INSURANCE; LOSSES

Section 1. Special Broad Form Casualty Insurance.

(a) Unit. A Unit consists of an entire building and the dwelling a part thereof and all components thereof including the structure itself, (except utility lines, if any, serving any other Unit or Units), and the risk of loss thereof is that of the Unit Owner or Unit Owners. Accordingly, the Association shall have no obligation to maintain insurance on the Unit or on improvements a part of appurtenant Limited Common Elements against loss or damage by fire, lightning, or such other perils as are ordinarily insured against by standard extended coverage endorsements. The Unit Owner or Unit Owners of each Unit SHALL obtain such insurance with respect to their Unit and improvements a part of the Unit's appurtenant Limited Common Elements and the Association SHALL be named as an additional insured, as an additional interested party, or the substantial equivalent. The Unit Owner or Unit Owners of each Unit shall be provided evidence of such coverage to the Board, upon request. The fire and extended coverage insurance obtained and maintained by the Unit Owner or Unit Owners of each Unit shall be in amounts not less than one hundred percent (100%) of the current insurable replacement cost of the structures, fixtures and equipment constituting part of that Unit, (exclusive of land, foundations, footings, excavations, and other items normally excluded from coverage), and shall:

(i) have (a) an agreed amount and inflation guard endorsement, when that can be obtained, and (b) building ordinance or law endorsement, if any building, zoning, or land-use law will result in loss or damage, increased cost of repairs or reconstruction, or additional demolition and removal costs, and providing for contingent liability from the operation of building laws, demolition costs, and increased costs of construction;

(ii) provide that no assessment may be made against a first mortgage lender, or its insurer or guarantor, and that any assessment

under such policy made against others may not become a lien on a Unit and its appurtenant interests superior to a first mortgage;

(iii) contain or have attached the standard mortgage clause commonly accepted by institutional first mortgage holders, insurers, and guarantors, which must provide that the carrier shall notify the named insureds and each first mortgagee named in the mortgage clause at least ten days in advance of the effective date of any reduction in, cancellation of, or substantial change in the policy;

(iv) have a deductible amount no greater than five percent of the policy face amount; and

(v) meet such other requirements as may be required by national institutional first mortgage holders, insurers and guarantors.

If any Unit Owner fails to maintain such insurance the Association may obtain the same and assess the cost of such insurance to that Unit Owner and that Unit Owner's Unit as a Special Individual Unit Assessment. Notwithstanding the foregoing, the Unit Owners, if they desire to do so and the same is available, may join together and obtain such insurance, and share the costs thereof in proportion to the relative insurable values of their respective Units and improvements a part of their appurtenant Limited Common Elements.

(b) Common Elements. The Board shall have the authority to and shall obtain such insurance for all buildings, structures, fixtures and equipment, and common personal property and supplies now or at any time hereafter constituting a part of the Common Elements (but not Limited Common Elements), or common property of the Association, to the extent the Association can obtain such blanket coverage, in amounts not less than one hundred percent (100%) of the current insurable replacement cost of such items (exclusive of land, foundations, footings, excavations, and other items normally excluded from coverage). This insurance shall also:

(i) have (a) an agreed amount and inflation guard endorsement, when that can be obtained, and (b) building ordinance or law endorsement, if any building, zoning, or land-use law will result in loss or damage, increased cost of repairs or reconstruction, or additional demolition and removal costs, and providing for contingent liability from the operation of building laws, demolition costs, and increased costs of construction;

(ii) provide that no assessment may be made against a first mortgage lender, or its insurer or guarantor, and that any assessment under such policy made against others may not become a lien on a Unit and its appurtenant interests superior to a first mortgage;

(iii) be written in the name of the Association;

(iv) contain or have attached the standard mortgagee clause commonly accepted by institutional first mortgage holders, insurers, and guarantors, which (a) must provide that the carrier shall notify the named insured and each first mortgagee named in the mortgage clause at least ten days in advance of the effective date of any reduction in, cancellation of, or substantial change in the policy, and (b) must be endorsed to provide that any loss shall be paid to the Association;

(v) have a deductible amount no greater than five percent of the policy face amount;

(vi) be paid for by the Association, as a common expense;

(vii) contain a waiver of the transfer of recovery rights by the carrier against the Association, its officers and Directors, and all Unit Owners; and

(viii) provide that the insurance shall not be prejudiced by any acts or omissions of individual Unit Owners who are not under the control of the Association.

Section 2. Liability Insurance. The Association shall obtain and maintain, at the Association's cost and as a common expense, a policy of commercial/general liability insurance covering all of the Common Elements, Limited Common Elements and public ways and any other areas under the Association's supervision, and Units, if any, owned by the Association, even if leased to others, insuring the Association, the Directors, and the Unit Owners and Occupants, with such limits as the Board may determine, but no less than the greater of (a) the amounts generally required by institutional first mortgage holders, insurers, and guarantors for projects similar in construction, location and use, and (b) one million dollars arising out of a single occurrence. This insurance shall contain a "severability of interest" provision, or, if it does not, an endorsement which shall preclude the insurer from denying the claim of the Association because of negligent acts of the Association, the Board, or a Unit Owner or Unit Owners, and shall include, without limitation, coverage for legal liability of the insureds for property damage, bodily injuries and deaths of persons resulting from the operation, maintenance or use of the Common Elements, and legal liability arising out of lawsuits related to employment contracts in which the Association is a party. Each such policy must provide that it may not be canceled or substantially modified, by any party, without at least ten days' prior written notice to the Association and to each holder of a first mortgage on a Unit. The Unit Owner or Unit Owners of each Unit shall maintain such liability insurance with respect to their Unit and the Unit's appurtenant Limited Common Elements as they may determine, recognizing that liability insurance carried by the Association will not insure against liability risk claims or losses arising with respect to a Unit or a Unit's Limited Common Elements.

Section 3. Fidelity Coverage. The Board shall obtain or cause to be obtained and thereafter maintain, at the Association's cost and as a common expense, a fidelity bond or policy providing coverage for the Association against dishonest acts on the part of Directors, managers, trustees, employees, agents, and volunteers responsible for or handling funds belonging to or administered by the Association. The fidelity bond or policy shall name the Association as the named insured and shall be written in an amount sufficient to provide protection, which is in no event less than the greater of (a) an amount equal to the Association's reserve funds plus an amount equal to no less than the then current amount of three months Assessments on all Units, and (b) the maximum amount that will be in the custody of the Association or its managing agent at any time while the bond or policy is in force. In connection with such coverage, an appropriate endorsement to the bond or policy to cover any persons who serve without compensation shall be added if the bond or policy would not otherwise cover volunteers. The bond or policy shall provide that it shall not be canceled or substantially modified (including cancellation for non-payment of premium) without at least ten days' prior written notice to the Association, and any insurance trustee, and any servicer on behalf of any holder, guarantor or insurer of any mortgage on a Unit who requires such rights. Any management agent who handles funds of the Association shall maintain a fidelity bond or policy providing coverage no less than that required of the Association, which bond or policy names the Association as an additional obligee, or obligee.

Section 4. Hazard Insurance Carrier. Each policy of hazard insurance obtained pursuant hereto shall be obtained from an insurance company authorized to write such insurance in the State of Ohio which has a "B" or better general policyholder's rating or a "6" or better financial performance index rating in Best's *Insurance Reports*, an "A" or better general policyholder's rating *and* a financial size category of "VIII" or better in Best's *Insurance Reports—International Edition*, an "A" or better rating in Demotech's *Hazard Insurance Financial Stability Ratings*, a "BBBq" qualified solvency ratio or a "BBB" or better claims-paying ability rating in Standard and Poor's *Insurer Solvency Review*, or a "BBB" or better claims-paying ability rating in Standard and Poor's *International Confidential Rating Service*. Insurance issued by a carrier that does not meet the foregoing rating requirements will be acceptable if the carrier is covered by reinsurance with a company that meets either one of the A.M. Best general policyholder's ratings or one of the Standard and Poor's claims-paying ability ratings mentioned above.

Section 5. Flood Insurance. In the event that any part of the improvements on the Condominium Property are located in a "Special Flood Hazard Area" which is designated as A, AE, AH, AO, AR, A1-30, A-99, V, VE, VI-30, or VO on a Flood Insurance Rate Map, the Association shall obtain and maintain a "master" or "blanket" policy of flood insurance. The flood insurance policy shall cover the Common Element buildings and any other common property, but generally need not cover individual Units. The premiums shall be paid as a common expense. The amount of coverage, if required, should be at least equal to the lesser of (a) one hundred percent (100%) of the insurable value of each insured building (including all Common Elements and property) or (b) the maximum coverage available under the applicable National Flood Insurance Program. The maximum deductible amount for policies covering the Common Elements shall be the lesser of (a) $5,000 or (b) one percent (1%) of the policy's face amount.

Section 6. Other Association Insurance. In addition, the Board may purchase and maintain, at the Association's cost and as a common expense, contractual liability insurance, directors' and officers' liability insurance, cybersecurity insurance, and such other insurance as the Board may determine.

Section 7. Insurance Representative; Power of Attorney. There may be named under any policy obtained by the Association, as an insured on behalf of the Association, its authorized representative, including any trustee with whom the Association may enter into any insurance trust agreement, or any successor to such trustee, who shall have exclusive authority to negotiate losses under any such policy. Each Unit Owner, by acceptance of a deed to a Unit, irrevocably appoints the Association or such designated representative, or such successor, as attorney-in-fact for the purpose of purchasing and maintaining such insurance, including: the collection and appropriate disposition of the proceeds thereof; the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose. The Association, or such designated representative, or such successor, shall receive, hold or otherwise properly dispose of any proceeds of insurance, in trust, for Unit Owners and their first mortgage holders, as their interests may appear. This power is for the benefit of each and every Unit Owner, and their respective first mortgage holders, and the Association, and the Community, runs with the land, and is coupled with an interest.

Section 8. Unit Owners' Other Insurance. Any Unit Owner or Occupant may carry such other insurance in addition to that provided by the Association or required to be carried by the Unit Owner with respect to a Unit or appurtenant Limited Common Elements pursuant to the provisions of the Condominium Organizational Documents as that Unit Owner or Occupant may determine, provided that no Unit Owner or Occupant may at any time purchase individual policies of insurance against loss by fire or other casualty covered by the insurance carried pursuant hereto by the Association. In the event any Unit Owner or Occupant violates this provision, any diminution in insurance proceeds resulting from the existence of such other insurance shall be chargeable to the Unit Owner who acquired or whose Occupant acquired such other insurance, who shall be liable to the Association to the extent of any diminution and/or loss of proceeds. All such insurance separately carried shall contain a waiver of subrogation rights by the carrier as to the Association, its officers and Directors, and all other Unit Owners and Occupants.

Section 9. Sufficient Insurance. In the event the improvements forming a part of the Common Elements (but not the Limited Common Elements) or any portion thereof shall suffer damage or destruction from any cause or peril insured against by a policy or policies obtained by the Association and the proceeds of any policy or policies insuring against such loss or damage and payable by reason thereof shall be sufficient to pay the cost of repair or restoration or reconstruction, such repair, restoration or reconstruction shall be undertaken by the Association and the net insurance proceeds shall be used in payment therefor; provided, however, that in the event that within sixty (60) days after such damage or destruction the Unit Owners and Mortgagees, if they are entitled to do so pursuant to the provisions of this Declaration, shall elect to terminate the Condominium, then such repair, restoration or reconstruction shall not be undertaken.

Section 10. Insufficient Insurance. In the event the improvements forming a part of the Common Elements (but not the Limited Common Elements), or any portion thereof, shall suffer damage or destruction from any cause or peril which is not insured against in a policy or policies obtained by the Association, or, if insured against, the net insurance proceeds from which shall not be sufficient to pay the cost of repair, restoration or reconstruction, then, unless the Unit Owners and Mortgagees if they are entitled to do so pursuant to the provisions of this Declaration, shall elect within sixty (60) days after such damage or destruction not to make such repair, restoration or reconstruction, the Association shall make repairs, restoration or reconstruction of the Common Elements so damaged or destroyed at the expense (to the extent not covered by insurance) of all Unit Owners in proportion to their respective undivided interests in the Common Elements. Should any Unit Owner refuse or fail after reasonable notice to pay that Unit Owner's share of such cost in excess of available insurance proceeds, the amount so advanced by the Association shall be assessed against the Unit of such Unit Owner and that Assessment shall have the same force and effect, and, if not paid, may be enforced in the same manner as herein provided for the nonpayment of other Assessments.

Section 11. Lender Requirements. Notwithstanding the foregoing provisions of this Article, the Association shall at all times, if so determined by the Board, maintain hazard insurance, liability insurance, and fidelity insurance coverage conforming with the requirements then governing the making of a first mortgage loan, or the purchase, guaranty, or insurance of first mortgages, by national institutional lenders, guarantors or insurers of first mortgage loans on condominium units.

ARTICLE XII

DAMAGE RESTORATION; TERMINATION

Section 1. Substantial Unit Damage or Destruction.

(a) Restoration. In the event of substantial damage to or destruction of a Unit or the Unit's Limited Common Elements, the Unit Owner or Unit Owners of the Unit shall promptly restore or replace the same to a condition comparable to that which existed prior to such damage or destruction, at their sole expense, by contractors and subcontractors approved by the Association. The restoration or replacement of the Unit and/or Limited Common Elements shall be completed within eighteen (18) months following the substantial damage to, or destruction of, the Unit or Limited Common Element. The Unit Owner or Unit Owners of the Unit shall at all times continue to be responsible for the payment of Assessments. In any event, within ninety (90) days of such substantial damage to or destruction of a Unit or Limited Common Elements, the Unit Owner shall take such actions as are necessary to restore the Unit and/or Limited Common Elements so as not to be a nuisance, hazard or to detract from the value of the Condominium; provided that if a Unit Owner fails to take such actions within ninety (90) days of such substantial damage to, or destruction of a Unit, the Association may perform the same and the cost thereof shall be assessed as a Special Individual Unit Assessment against the Unit.

(b) Non-Restored Unit. In the event that a Unit is not able to be restored or replaced to a condition comparable to that which existed prior to the substantial damage or destruction, the Unit Owner or Unit Owners of that Unit shall at their sole cost and expense forthwith cause the remnants of the damaged or destroyed Unit to be removed, the site of the Unit cleared, filled, and graded to the grade of the surrounding land area, or, if they fail to do so, the Association may do the same and the cost thereof shall be a charge upon the Unit Owner or Unit Owners of such Unit and that Unit. Upon the determination of the Unit Owner or Unit Owners of a Unit not to restore or replace the Unit after substantial damage or destruction and with the consent of the holder of the first mortgage lien on the Unit and the other provisions of this Declaration and applicable law, the Unit Owner or Unit Owners of the Unit substantially damaged or destroyed shall be immediately and automatically divested of any interest in the Condominium, the Condominium Property, and the Association, including, without limiting the generality of the foregoing, divestment of an undivided interest, vote, membership in the Association, and liability for future common expenses. All such rights and interests shall be reallocated among all other Units and Unit Owners in the same relative proportions as those rights and interests were prior to such substantial damage or destruction. To illustrate, upon a Unit being divested from the Condominium, (a) the voting right of that Unit will be equally allocated among all other Units, and their Unit Owners, since the Unit Owners of each Unit prior thereto had an equal vote, and (b) the undivided interest of that Unit will be reallocated among all other Units in the proportions of their relative undivided interests prior to such taking. In such event the Unit and Limited Common Elements appurtenant to such Unit shall become Common Elements.

Section 2. Common Elements Damage or Destruction. In the event of damage or destruction of the Common Elements, or any part thereof (but not the Limited Common Elements), the Association shall restore or replace the same, and the cost thereof shall be a common expense, unless Unit Owners entitled to exercise not less than eighty percent (80%) of the voting power of Unit Owners, and the consent of Mortgagees hereinafter provided, both given within sixty (60) days after damage or destruction, determine not to repair or restore the damage or destruction, and to terminate the Condominium. In any such an event, all of the Condominium Property shall be sold as upon partition. In the event of such an election not to repair or restore substantial damage or destruction or reconstruct such Common Elements, the net proceeds of insurance paid by reason of such damage or destruction, or the net amount of any award or proceeds of settlement arising from such proceedings, together with the proceeds received from the sale as upon partition, or in the case of an election otherwise to terminate the Condominium, the net proceeds from the partition sale, shall be distributed among the owners of the Units, and the holders of their respective first mortgage liens, (as their interests may appear), in the proportions of their undivided interests in the Common Elements.

ARTICLE XIII

CONDEMNATION

Section 1. Standing. Except as hereinafter provided, the Association, or its designated representative, or authorized successor, as trustee, shall represent the Unit Owners in any condemnation or eminent domain proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of all or any part of the Common Elements, and shall have the sole and exclusive right to settle losses with the condemning authority and to receive the award or proceeds of settlement, for the use and benefit of the Unit Owners and their Mortgagees as their interests may appear.

Notwithstanding the foregoing, in the event that a Unit Owner may lawfully separately pursue and realize upon a claim for incidental and consequential losses or damage to that Unit Owner resulting from a taking of Common Elements under the power of eminent domain, such as for relocation and moving expenses, loss of favorable mortgage terms, and other such individual incidental or consequential losses, that Unit Owner may, at that Unit Owner's election, separately pursue such claim, provided, that the pursuing of the same, or the realization of an award thereof, neither jeopardizes, in any way, an action by the Association to recoup the losses incurred by the Association, or any other Unit Owner, or the direct loss with respect to the Common Elements, or with regard to the usability thereof, nor diminishes any award for any such loss. In any condemnation or eminent domain proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of all or any part of a Unit, the Unit Owner or Unit Owners of that Unit shall have the sole and exclusive right to settle losses with the condemning authority and to receive the award or proceeds of settlement.

Section 2. Use of Proceeds. The award or proceeds of settlement in any actual or threatened condemnation or eminent domain proceeding involving Common Elements, after reduction by the costs, if any, incurred in obtaining the same, shall be applied first to the cost of restoring or replacing all damaged or taken improvements on the remaining Condominium Property in accordance with the Drawings, or in accordance with any new plans and specifications therefor approved by Unit Owners exercising no less than seventy-five percent (75%) of the voting power of Unit Owners, and the consent of Mortgagees hereinafter provided.

Section 3. Insufficient Proceeds. In the case of awards or proceeds properly allocable to the taking of Common Elements, if the award or proceeds are insufficient to restore or replace the damaged or taken improvements or other Common Elements, the excess cost shall be paid by the Association and, to the extent funds of the Association are insufficient therefor, in the judgment of the Board, such excess cost shall be a common expense and assessed among the Units in the same manner as Special Assessments for Capital Improvements are assessed. Except as hereinafter provided, the balance of any such award or proceeds of settlement, if there is an excess, shall be allocated and disbursed to the Unit Owners, and their first mortgagees, as their interests may appear, in proportion to the relative undivided interests of the Units in the Common Elements. In the case of awards or proceeds properly allocable to the taking of a Unit, or any part thereof, if the award or proceeds are insufficient to restore or replace the damaged or taken Unit, the Unit Owner or Unit Owners of the Unit so taken or damaged shall pay the deficiency, subject to the provisions of Section 4 of this Article.

Section 4. Non-Restored Unit. In the event that a Unit is not able to be restored or replaced to a condition comparable to that which existed prior to such taking, the Unit Owner or Unit Owners of that Unit shall at their sole cost and expense forthwith cause the remnants of the Unit to be removed, the site of the Unit cleared, filled, and graded to the grade of the surrounding land area, and the Unit Owner or Unit Owners of that Unit shall be immediately and automatically divested of any interest in the Condominium, the Condominium Property, and the Association, including, without limiting the generality of the foregoing, divestment of an undivided interest, vote, membership in the Association, and liability for future common expenses. All such rights and interests shall be reallocated among all other Units and Unit Owners in the same relative proportions as those rights and interests were prior to such substantial damage or destruction. To illustrate, upon a Unit being divested from the Condominium, (a) the voting right of that Unit will be equally allocated among all other Units, and their Unit Owners, since the Unit Owners of each Unit prior thereto had an equal vote, and (b) the undivided interest of that Unit will be reallocated among all other Units in the proportions of their relative undivided interests prior to such taking. In such event the Unit and Limited Common Elements appurtenant to such Unit shall become Common Elements.

Section 5. Power of Attorney. Each Unit Owner, by acceptance of a deed to a Unit, appoints the Association, or its designated representative, as that Unit Owner's attorney-in-fact to

represent that Unit Owner, settle losses, receive and utilize the award or proceeds of settlement involving the Common Elements, and do all things necessary or desirable for such attorney-in-fact to exercise the rights and fulfill the responsibilities of the Association set forth in this Article with respect to condemnation or eminent domain proceedings involving Common Elements. This power is for the benefit of each and every Unit Owner, each holder of a first mortgage on a Unit, the Association, and the real estate to which it is applicable, runs with land, is coupled with an interest, and is irrevocable.

ARTICLE XIV

GRANTS AND RESERVATIONS OF RIGHTS AND EASEMENTS

Section 1. Easements of Enjoyment; Limitations. Every Unit Owner shall have a right and easement of enjoyment in, over and upon the Common Elements and an unrestricted right of access to and from that Unit Owner's Unit, and an easement for utilities serving that Unit, subject to the right of the Board to make reasonable rules and regulations concerning the use and management of the Common Elements and the Limited Common Elements, provided that no such rule or regulation shall limit or prohibit the right of ingress and egress to a Unit, or any part thereof, or to that Unit's parking facilities. Each Unit Owner shall be deemed to have delegated that Unit Owner's right of enjoyment to the Common Elements and to ingress and egress to the Occupants of that Unit Owner's Unit.

Section 2. Easements for Encroachments. Each Unit and the Common Elements and Limited Common Elements shall be subject to and benefited by easements for encroachments on or by any other Unit and upon the Common Elements and Limited Common Elements created or arising by reason of overhangs; or by reason of deviations in construction, reconstruction, repair, shifting, settlement, or other movement of any portion of the improvements; or by reason of errors on the Drawings. Valid easements for these encroachments and for the maintenance of same, as long as the physical boundaries of the Units after the construction, reconstruction, repairs, etc. will be in substantial accord with the description of those boundaries that appears herein or on the Drawings, shall and do exist so long as the encroachments remain.

Section 3. Easements Reserved to Declarant. Non-exclusive easements are hereby reserved to Declarant, its successors and assigns, over and upon the Common Elements and Limited Common Elements as follows:

(a) for a two-year period of time from the date of the closing by Declarant of the first sale of a Unit to a bona fide purchaser, to access to and for the purpose of completing improvements for which provision is made in this Declaration, provided that such right of access shall be to the extent, but only to the extent, that access thereto is not otherwise reasonably available;

(b) for the periods provided for warranties hereunder or by law, for purposes of making repairs required pursuant to those warranties or pursuant to contracts of sale made with Unit purchasers;

(c) for the initial sales and rental period, to maintain and utilize one or more Units and appurtenances thereto, and/or a portion or portions of the Common Elements, for sales and management offices and for storage and maintenance, and model Units, parking areas for sales and rental purposes, and advertising signs;

In addition, non-exclusive perpetual and permanent easements are hereby reserved to Declarant, its successors and assigns, and also granted to the future owners and occupants of all or any portion of the property identified as Additional Property herein (irrespective of whether that property is ever made part of the Condominium or continues to be identified or classified as Additional Property), and their respective heirs, successors and assigns, for Declarant's benefit, the benefit of Declarant's successors and assigns, and for the benefit of future owners and occupants of the area into which the Condominium may be expanded as hereinafter described (the "Additional Property"), for pedestrian and vehicular access in, on, over and upon roadways and walkways now or hereafter within the Condominium Property for ingress and egress to and from all or any portion of the Additional Property and a public street, and to extend the same onto the Additional Property. Additionally, Declarant, for itself and its successors and assigns, hereby reserves an easement in, over, under, upon, and across the Common Elements to reach, and the right to extend and tie into, utility lines and improvements in the Common Elements, as permitted by public authority and the utility company involved, and to extend such utility lines and improvements into and/or upon the Additional Property to service the same. These easements and rights shall continue in effect

whether or not all of the Additional Property, or any part thereof, is added to the Condominium or not or continues to be identified or classified as Additional Property.

The rights and easements reserved pursuant to the provisions of this section shall be exercised and utilized, as the case may be, in a reasonable manner, and in such way as not to unreasonably interfere with the operation of the Association and the rights of owners and Occupants of Units.

Section 4. Easements for Proper Operations. Easements to the Association shall exist upon, over and under all of the Condominium Property for ingress to and egress from, and the installation, replacing, repairing and maintaining of, all utilities, including, but not limited to water, sewer, gas, telephone, electricity, security systems, master television antennas and cable television, and the road system and all walkways, and for all other purposes necessary for the proper operation of the Condominium Property. By these easements it shall be expressly permissible for the Association to grant to the appropriate public authorities and/or the providing companies and contractors permission to construct and maintain the necessary appurtenances and improvements on, above, across and under the Condominium Property, so long as such appurtenances and improvements do not unreasonably interfere with the use and enjoyment of the Condominium Property. Should any public authority or other company furnishing a service request a specific easement, permit, or license, the Board shall have the right to grant such easement, permit, or license without conflicting with the terms hereof. In addition, in the event the Board determines that the grant of easement rights to others is in the best interests of the Association, the Association shall have the right to grant the same, provided that use of the same would not, in the sole judgment of the Board, unreasonably interfere with the use and enjoyment of the Condominium Property by Unit Owners and Occupants.

Section 5. Easement for Support. Every portion of a building or utility line or any improvement on any portion of the Condominium Property contributing to the support of another building, utility line or improvement on another portion of the Condominium Property shall be burdened with an easement of support for the benefit of all other such buildings, utility lines, improvements and other portions of the Condominium Property.

Section 6. Easement for Services. Non-exclusive easements are hereby granted to all police, firemen, ambulance operators, mailmen, delivery men, garbage and trash removal personnel, and all similar persons, and to the local governmental authorities and the Association, but not to the public in general, to enter upon the Common Elements in the performance of their duties, subject to such reasonable rules and regulations as the Board may establish from time to time.

Section 7. Entry for Repair, Maintenance and Restoration. The Association shall have a right of entry and access to, over, upon and through all of the Condominium Property, including each Unit and the Limited Common Elements, to enable the Association to perform its obligations, rights and duties pursuant hereto with regard to maintenance, repair, restoration and/or servicing of any items, things or areas of or in the Condominium Property. In the event of an emergency, the Association's right of entry to a Unit and its appurtenant Limited Common Elements may be exercised without notice; otherwise, the Association shall give the Unit Owners or Occupants of a Unit no less than twenty-four (24) hours advance notice prior to entering a Unit or its appurtenant Limited Common Elements.

In addition, each Unit Owner and that Unit Owner's agents, contractors and designees shall have a right of entry and access to, over, upon and through the Limited Common Element courtyard/patio/yard areas appurtenant to another Unit that are contiguous to that Unit Owner's Unit, for the sole purpose of enabling the Unit Owner to perform obligations, rights, and duties pursuant hereto with regard to maintenance, repair, and restoration of the Unit Owner's Unit or its appurtenant Limited Common Elements. In the event of an emergency, the Unit Owner's right of entry to adjacent Limited Common Elements may be exercised without notice; otherwise, the Unit Owner shall give the Owners or Occupants of the adjacent Unit no less than twenty-four (24) hours advance notice prior to entering the adjacent Unit Owner's Limited Common Elements and may only do so at reasonable times and under reasonable circumstances. The Unit Owner of a Unit whose Limited Common Elements are contiguous shall not do anything within the Limited Common Elements that is likely to damage or otherwise harm the exterior surfaces of an adjacent Unit or do anything so as to unreasonably impede the ability of the owner of the adjacent Unit to repair, maintain or replace the exterior of that adjacent owner's Unit. Subject to the foregoing, a Unit Owner requiring access to the Limited Common Elements appurtenant to another Unit shall promptly restore any disturbed areas as nearly as possible to the condition prior to the occurrence of the damage.

Section 8. Power of Attorney. Each Unit Owner, by acceptance of a deed to a Unit, appoints the Association or its designated representative, as that Unit Owner's attorney-in-fact, to execute, deliver, acknowledge and record, for and in the name of such Unit Owner, such deeds of easement, licenses, permits, and other instruments as may be necessary or desirable, in the sole discretion of the Board, or its authorized representative, to further establish or effectuate the foregoing easements and rights. This power is for the benefit of each and every Unit Owner, the Association, and the real estate to which it is applicable, runs with the land, is coupled with an interest, and is irrevocable.

Section 9. Conservation Easement. Portions of the Condominium Property are subject to a perpetual easement granted to the Delaware Soil and Water Conservation District for the purposes of preserving a portion of Condominium Property in its natural state. Said easement is of record Official Record Book 1493, Pages 2195 through 2213, both inclusive, of the Office of the Recorder, Delaware County, Ohio.

Section 10. Access Easement. A non-exclusive permanent and perpetual easement over and upon roadways and sidewalks located on the Additional Property is hereby reserved to each Unit Owner and each Occupant of a Unit, and their respective invitees and licensees, for ingress and egress to and from the Condominium Property and Manley Road, a public street.

Section 11. Easements Located on Adjacent Property.

(a) Path Easement. The Condominium Property is benefitted by an existing perpetual and non-exclusive easement over adjacent property (that is not part of the Condominium) providing pedestrian ingress, egress, and access to and from Tartan Fields Drive and the Condominium. As required by zoning and pursuant to the provisions of the recorded easement, of record in Official Record Book 1546, Pages 2822-2833, both inclusive, the Association shall be responsible for maintaining such easement area (including the path located therein).

(b) Emergency Access Easement. As required by zoning, the Condominium Property is benefitted by an existing perpetual and non-exclusive easement over adjacent property (that is not part of the Condominium) for the limited purpose of providing emergency ingress, egress, and access to and from Tartan fields Drive and the Condominium. Pursuant to the provisions of the recorded easement, of record in Official Record Book 1546, Pages 2834-2843, both inclusive, the Association shall be responsible for maintaining such easement area and the improvements therein, including keeping the 'Emergency Access Driveway' free and clear of debris, trash, litter, and snow.

Section 12. General. Unless specifically limited herein otherwise, the foregoing easements shall run with the land and pass with the title to the benefited properties, shall be appurtenant to the properties benefited thereby, shall be enforceable by the owners of the properties benefited thereby, and shall be perpetual. The easements and grants provided herein shall in no way affect any other recorded grant or easement. Failure to refer specifically to any or all of the easements and/or rights described in this Declaration in any deed of conveyance or in any mortgage or other evidence of obligation shall not defeat or constitute an intention not to reserve said rights or easements, but the same shall be deemed conveyed or encumbered, as the case may be, along with the Unit.

ARTICLE XV

ASSESSMENTS AND ASSESSMENT LIENS; RESERVE FUNDS

Section 1. Types of Assessments. Declarant for each Unit within the Condominium hereby covenants and agrees, and each Unit Owner by acceptance of a deed to a Unit (whether or not it shall be so expressed in such deed) is deemed to covenant and agree, to pay to the Association: (a) Operating Assessments, (b) Special Assessments for Capital Improvements, and (c) Special Individual Unit Assessments, all of such Assessments to be established and collected as hereinafter provided.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote and provide for the health, safety and welfare of Unit Owners and Occupants and the best interests of the Condominium Property.

Section 3. Elements-Apportionment: Due Dates.

(a) Operating Assessments.

(i) Prior to the time any Unit Owner is to be charged Assessments by the Association, the Board shall establish for the remainder of the Association's fiscal year, and prior to the beginning of each fiscal year of the Association thereafter, the Board shall estimate for the next fiscal year, and, in each case, prorate among all Units and their Unit Owners on the basis of the undivided interest of each Unit in the Common Elements, common expenses of the Association, consisting of the following:

a. that period's estimated cost of the maintenance, repair, and other services to be provided by the Association;

b. that period's estimated cost of the maintenance, repair and other services to be provided by the Association for the off-site easements described in Article XIV;

c. that period's estimated costs for insurance premiums to be provided and paid for by the Association;

d. that period's estimated costs for utility services not separately metered or charged to Unit Owners;

e. the estimated amount desired to be collected to maintain a working capital reserve fund, to assure availability of funds for normal operations of the Association, in an amount deemed adequate by the Board, but in no event less than an amount equal to two months' currently estimated Assessments on all Units;

f. an amount deemed adequate by the Board in its sole and unfettered discretion, and without vote of Unit Owners, to establish or augment an existing reserve for the cost of unexpected repairs and replacements of capital improvements and for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be maintained; and

g. that period's estimated costs for the operation, management and administration of the Association, including, but not limited to, fees for property management, fees for legal and accounting services, costs of mailing, postage, supplies and materials for operating the Association, and the salaries, wages, payroll charges and other costs to perform these services, and any other costs constituting common expenses not otherwise herein specifically excluded.

(ii) The Board shall thereupon allocate to each Unit that Unit's share of all of these items, prorated in accordance with each respective Unit's undivided interest in the Common Elements, and thereby establish the Operating Assessment for each separate Unit. For administrative convenience, any such Assessment may be rounded so that monthly installments will be in whole dollars.

(iii) The Operating Assessment shall be payable in advance, in equal monthly installments, provided that nothing contained herein shall prohibit any Unit Owner from prepaying Assessments in annual, semiannual, or quarterly increments. The due dates of any such installments shall be established by the Board, or, if it fails to do so, an equal monthly pro rata share of the Operating Assessment for a Unit shall be due the first day of each month.

(iv) If the amounts so collected are, at any time, insufficient to meet all obligations for which those funds are to be used, the deficiency shall be assessed by the Board among the Units and their owners on the same basis as heretofore set forth, provided, that if common expenses are incurred by the Association prior to the time the Association commences to levy Assessments against Units, Declarant shall pay the same (subject to its right, if any, to reimbursement from Unit purchasers contained in

individual contracts for the sale of a Unit or Units or, if not, from the Association).

(v) If Operating Assessments collected in the Association's fiscal year are in excess of the funds necessary to meet the anticipated expenses for which the same have been collected, the excess shall be retained as reserves, or as reductions in future Assessments, as determined by the Board, in its sole discretion, and shall in no event be deemed profits nor available, except on dissolution of the Association, for distribution to Unit Owners, and each Unit Owner by virtue of acceptance of a deed to a Unit consents to the same and grants to the Board an irrevocable power of attorney and proxy to approve and authorize the retention of any excess as reserves or reductions in Assessments.

(b) Special Assessments for Capital Improvements.

(i) In addition to Operating Assessments, the Board may levy, at any time, Special Assessments for Capital Improvements to construct, reconstruct or replace capital improvements on the Common Elements to the extent that reserves therefor are insufficient, provided that new capital improvements not replacing existing improvements (except new capital improvements required to comply with applicable law or governmental regulation, or to correct any deficiency or defect creating a safety or health hazard to Occupants) shall not be constructed nor funds assessed therefor, if the cost thereof in any fiscal year would exceed an amount equal to five percent (5%) or more of that fiscal year's budget, without the prior consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of Unit Owners and the consent of Eligible Mortgagees hereinafter provided.

(ii) Each Special Assessment for Capital Improvements shall be prorated among all Units and their owners in proportion to the respective undivided interests of the Units in the Common Elements, and shall become due and payable on such date or dates as the Board determines following written notice to the Unit Owners.

(c) Special Individual Unit Assessments. Subject to the applicable provisions of the Bylaws regarding procedures with respect thereto, the Board may levy Special Individual Unit Assessments against an individual Unit, or Units, and the Unit Owner or Unit Owners thereof, to reimburse the Association for those costs incurred in connection with that Unit or Units properly chargeable by the terms of the Condominium Organizational Documents or the rules of the Association to a particular Unit (such as, but not limited to, the cost of making repairs the responsibility of a Unit Owner, the cost to reimburse the Association for that Unit Owner's Unit's share of any utility cost that the Board, or its designee, reasonably determines is attributable to that Unit Owner's Unit, the portion of the cost of casualty and/or liability insurance provided by the Association that the Board determines is attributable to a particular use of a Unit or course of conduct by a Unit Owner or Occupant of that Unit Owner's Unit, returned check charges, and a Unit Owner's interest, late charges, collection costs, and enforcement, and arbitration charges properly chargeable to a Unit and its Unit Owners pursuant hereto). Each Special Individual Unit Assessment shall become due and payable on such date as the Board determines, and gives written notice to the Unit Owners subject thereto.

Section 4. Effective Date of Assessment. Any Assessment created pursuant hereto shall be effective, provided it is created as provided herein, if written notice of the amount thereof is sent by the Board to the Unit Owner subject thereto at least ten (10) days prior to the due date thereof, or if to be paid in installments, the due date of the first installment thereof. Written notice mailed or delivered to a Unit Owner's or Unit Owners' Unit shall constitute notice to that or those Unit Owners, unless the Unit Owner or Unit Owners have delivered written notice to the Board of a different address for such notices, in which event the mailing of the same to that last designated address shall constitute notice to that Unit Owner or those Unit Owners.

Section 5. Effect of Nonpayment of Assessment; Remedies of the Association.

(a) If any Assessment or installment or portion of any installment of an Assessment is not paid within at least ten (10) days after the same is due, the

entire unpaid balance of the Assessment shall immediately become due and payable, without demand or notice, unless the Board, in its sole discretion, determines not to accelerate the installments.

(b) If any Assessment or installment or portion of any installment of an Assessment is not paid within at least ten (10) days after the same is due, the Board, at its option, and without demand or notice, may (i) charge interest on the entire unpaid balance (including the accelerated portion thereof) at such rate as the Board, from time to time, establishes by rule; or if the Board fails to establish a rate by rule, at the rate of eight percent (8%) per annum, (ii) charge a reasonable, uniform, late fee, as established from time to time by the Board, by rule, and (iii) charge the cost of collection, including attorney fees and other out-of-pocket expenses.

(c) Operating and both types of Special Assessments, together with interest, late fees, and costs, including attorney fees, shall be a charge in favor of the Association upon the Unit against which each such Assessment is made.

(d) Payments made by a Unit Owner for Assessments shall be applied in the following priority: (i) to interest accrued on the delinquent Assessment(s), or installments or portions of installments thereof; (ii) to administrative late fees charged with respect to the delinquency; (iii) to reimburse the Association for enforcement charges and collection costs, including, but not limited to, attorney fees and paralegal fees incurred by the Association in connection with the delinquency; and (iv) to the delinquent Assessment, or installment or portion thereof.

(e) At any time after any Assessment or any installment of an Assessment, or any portion of any installment of an Assessment levied pursuant hereto remains unpaid for ten (10) or more days after the same has become due and payable, a certificate of lien for the unpaid balance of that Assessment, including all future installments thereof, interest, late fees, collection costs and expenses, including attorney fees, and court costs and filing fees ("collection costs"), may be filed with the Delaware County Recorder, pursuant to authorization given by the Board. The certificate shall contain a description or other sufficient legal identification of the Unit against which the lien exists, the name or names of the record Unit Owner or Unit Owners thereof, and the amount of the unpaid portion of the Assessments and charges, and shall be signed by the president or other designated representative of the Association.

(f) The lien provided for herein shall become effective from the time a certificate of lien or renewal certificate was duly filed therefor, and shall continue for a period of five (5) years unless sooner released or satisfied in the same manner provided by law in the State of Ohio for the release and satisfaction of mortgages on real property, or discharged by the final judgment or order of a court in an action brought to discharge the lien.

(g) Any Unit Owner who believes that an Assessment chargeable to that Unit Owner's Unit (for which a certificate of lien has been filed by the Association) has been improperly charged against that Unit may bring an action in the Court of Common Pleas of Delaware County for the discharge of that lien. In any such action, if it is finally determined that all or a portion of the Assessment has been improperly charged to that Unit and its Unit Owners, the Court shall make such order as is just, which may provide for a discharge of record of all or a portion of that lien.

(h) Each such Assessment together with collection costs (including attorney fees), shall also be the joint and several personal obligation of the Unit Owners who owned the Unit at the time when the Assessment fell due. The obligation for delinquent Assessments, interest, late charges and costs shall not be the personal obligation of that or those Unit Owner's or Unit Owners' successors in title unless expressly assumed by the successors, or required by applicable law, provided, however, that the right of the Association to a lien against that Unit, or to foreclose any lien thereon for these delinquent Assessments, interest, late charges and costs, shall not be impaired or abridged by reason of the transfer, but shall continue unaffected thereby, except as provided in Section 6 of this Article.

(i) The Association, as authorized by the Board, may file a lien or liens to secure payment of Assessments and/or collection costs (including attorney fees), bring or join in an action at law against the Unit Owner or Unit Owners personally obligated to pay the same, and/or an action to foreclose a lien, or any one or more of these. In any foreclosure action, the Unit Owner or Unit Owners affected shall be required to pay a reasonable rental for that Unit during the pendency of such action. The Association in any foreclosure action involving a Unit or Units shall be entitled to become a purchaser at the foreclosure sale. In any action, interest and all costs of such action (including attorney fees) shall be added to the amount of any such Assessment, to the extent permitted by Ohio law.

(j) No claim of the Association for Assessments and charges, whether in a collection action, foreclosure action, or otherwise, shall be subject to setoffs, off sets, counterclaims, or cross claim, including, without limiting the generality of the foregoing, claims that the Association has failed to provide the Unit Owner with any service, goods, work, or materials, or failed in any other duty.

(k) No Unit Owner or Unit Owners may waive or otherwise escape liability for the Assessments provided for in this Declaration by non-use of the Common Elements, or any part thereof, or by abandonment of that Unit Owner's or those Unit Owners' Unit.

(l) Assessments shall run with the land, are necessary to continue the care, repair and maintenance of Units and their undivided interests in the Condominium Property, and to continue to provide utility and security service, and, accordingly, Assessments accruing or becoming due during the pendency of bankruptcy proceedings shall constitute administrative expenses of the bankrupt estate.

Section 6. Subordination of the Lien to First Mortgages. The lien of the Assessments and charges provided for herein shall be subject and subordinate to the lien of any duly executed first mortgage on a Unit recorded prior to the date on which such lien of the Association arises, and any holder of such first mortgage which comes into possession of a Unit pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure, and any purchaser at a foreclosure sale, shall take the property free of any claims for unpaid installments of Assessments and charges against the mortgaged Unit which became due and payable prior, in the case of foreclosure, to the date of the sale, and, in all other cases, to the date legal title vested in the successor Unit Owner. The foregoing will not relieve any successor Unit Owner from the obligation for Assessments accruing thereafter. Notwithstanding the foregoing, rental payments a receiver collects during the pendency of a foreclosure action shall first be applied to the payment of the portion of common expenses chargeable to the Unit and its owners during the foreclosure action.

Section 7. Certificate Regarding Assessments. The Board shall, upon demand, for a reasonable charge, furnish a certificate signed by the president, treasurer, secretary or other designated representative of the Association, setting forth whether the Assessments on a specified Unit have been paid. This certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.

ARTICLE XVI

EXPANSIONS

Section 1. Reservation of Expansion Option. Declarant expressly reserves the option to expand the Condominium Property but only within the limitations, and subject to the terms, set forth in this Article XVI.

Section 2. Limitations on Option. Declarant has no limitations on its option to expand the Condominium Property except as provided in this Article XVI, or elsewhere in this Declaration, and except as otherwise so expressly limited, has the sole right, power, and authority to expand the Condominium Property without the consent of any Unit Owner or Unit Owners, the Association, the Board or any Mortgagee.

Section 3. Maximum Expansion Time. Except as hereinafter provided, Declarant's option to expand the Condominium Property shall expire and terminate at the end of seven years from the date this Declaration is filed for record. The foregoing notwithstanding, Declarant, with the consent of Unit Owners exercising not less than a majority of the voting power of Unit Owners other than Declarant, may extend Declarant's option to expand the Condominium Property for an additional

seven years, if Declarant exercises the right to so renew within six months prior to the expiration of that initial seven year period. Declarant shall have the right to waive Declarant's option to expand at any time. There are no other circumstances that will terminate the option prior to the expiration of the time limit.

Section 4. Legal Descriptions. A legal description or descriptions of all of the property that is part of the Additional Property, and that, through exercise of Declarant's option, may be added to the Condominium Property by submission to the Condominium Act as part of this Condominium, is attached hereto and marked "Exhibit E" and made a part hereof by this reference.

Section 5. Composition of Portions Added. Neither all nor any portion of the Additional Property must be added to the Condominium Property, nor, if any of the Additional Property is added, shall it be required that a particular portion of the Additional Property must be added, provided that portions added meet all other requirements set forth in this Article XVI and provided, further, that all improvements a part of the Additional Property added to the Condominium Property shall be substantially completed prior to the addition. There are no limitations fixing the boundaries of portions added, or regulating the order in which portions are added.

Section 6. Time for Adding Portions. Portions of the Additional Property may be added to the Condominium Property from time to time, and at different times, within the time limits previously described.

Section 7. Improvement Location Limitations. There are no established or defined limitations as to the location of any improvements that may be made on any portion of the Additional Property added to the Condominium Property except such limitations as may then be in effect by reason of the laws and lawful rules and regulations of the appropriate governmental bodies and authorities having jurisdiction.

Section 8. Maximum Number of Units. The maximum total number of Units that may be created on the Additional Property and added to the Condominium Property is fifty-five (55), permitting the Condominium to be expanded to include a maximum total of sixty-one (61) Units, provided, that the foregoing shall neither limit nor restrict nor be so construed as to limit or restrict the number of dwelling units or other improvements that may be constructed on all or any portion of the Additional Property that is not added to the Condominium Property. Subject to the foregoing total maximum of Units that may be added to the Condominium Property, there is no limit as to the maximum number of Units per acre that may be created on any portion of the Additional Property added to the Condominium Property other than as may, from time to time, be imposed by law.

Section 9. Non-Residential Uses. No Units may be created on the Additional Property or portions thereof and added to the Condominium Property that are not restricted exclusively to residential use.

Section 10. Compatibility of Structures. All structures erected on all or any portion of the Additional Property and added to the Condominium Property will be consistent and reasonably compatible with structures then on the Condominium Property in terms of structure type, quality of construction, the principal materials to be used, and architectural style, and design. Comparable style and design shall be deemed to exist if the exterior appearance of the structures on the Additional Property is compatible and harmonious with those then on the Condominium Property. Design shall not be deemed to be incompatible or not comparable because of changes in the number of Units in a building, types or mix of types of Units in a building, changes in number of garage parking spaces, construction of Units with or without basements (whether walk-out or not), construction of Units with or without covered, screened or enclosed porches, verandas, or elevated decks, variances in setbacks or locations of structures in relation to other improvements, changes in design or finish detail, changes in elevations, or changes in size.

Section 11. Improvements Other than Structures Containing Units. If all or a portion of the Additional Property is added to the Condominium Property, private drives, parking areas, sidewalks, landscaped areas, storm water drainage facilities, other non-structural improvements similar to those then on the Condominium Property, a sanitary pump station house, and other improvements (to the extent such improvements are not to be owned and maintained by the applicable utility or governmental entity), parkettes, an outdoor swimming pool and a clubhouse built of similar architectural style and similar materials as the residential buildings may be constructed on that Additional Property, and no other non-structural improvements. If built and added to the Condominium, the clubhouse will contain approximately 2,739 square feet and include a community room, exercise room, kitchen, mechanical room, storage room, restrooms, office, gallery and a screened porch. There is no requirement that such improvements must be made and there are no restrictions on limitations on the improvements that may be made.

Section 12. Types of Units. All Units that are created on all or any portion of the Additional Property and added to the Condominium Property shall be of the same types as the types of Units then on the Condominium Property, or as described on Exhibit D attached hereto or as otherwise described herein, provided, however, that any such Units shall be deemed of the same types notwithstanding changes in interior layout, changes in design or finish detail, changes in size, the inclusion of basements (whether walk-out or not), and/or the addition/substitution of covered, screened or enclosed porches, verandas or elevated decks.

Section 13. Limited Common Elements. Declarant reserves the right with respect to all or any portion of the Additional Property added to the Condominium Property to create Limited Common Elements therein of substantially the same type as those areas and improvements now so designated as such or as otherwise described herein. The precise size and number of such newly created Limited Common Elements cannot be ascertained precisely, because those facts will depend on how large each portion added may be, the size and location of the buildings and other improvements on each portion, and other factors presently undetermined. Subject to the foregoing, there are no limits as to the types, sizes, and maximum number of Limited Common Elements that may be subsequently assigned to Units.

Section 14. Supplementary Drawings. Attached hereto and marked "Exhibit F" is a sketch drawing showing the location and relationship of the Condominium Property and the Additional Property. Declarant does not consider any other drawings or plans presently appropriate. However, at such time as Declarant adds all or any portion of the Additional Property to the Condominium Property it shall file drawings with respect to the Additional Property as required by the Condominium Act.

Section 15. Procedures for Expansion. All or any portion of the Additional Property shall be added to the Condominium Property by the execution and filing for record by Declarant, or its successor as owner of the portion added and as assignee of the right to expand the Condominium, in the manner provided by the Condominium Act, of an amendment to the Declaration that contains the information and drawings with respect to the Additional Property and improvements thereon added required by the Condominium Act. The approval of Unit Owners, the Association, Mortgagee or any Eligible Mortgagee shall not be required for any amendment expanding the Condominium to include all or any part of the Additional Property pursuant to the provisions of this Article XVI and the Condominium Act.

Section 16. Effects of Expansion. Except as hereinafter specifically provided otherwise, upon the recording with the Delaware County Recorder of an amendment to the Declaration adding all or any portion of the Additional Property to the Condominium Property:

(a) the added portion shall thereafter be subject to and benefited by all of the terms and provisions hereof, to the same extent and with the same effect as if that added portion had been provided herein as constituting part of the Condominium Property, that is, the rights, easements, covenants, restrictions, and assessment plan set forth herein shall run with, bind, and benefit the added portion in the same manner, to the same extent, and with the same force and effect as the terms of this Declaration apply to the Condominium Property, provided, that non-exclusive easements are reserved to Declarant, its successors and assigns, over and upon the Common Elements and Limited Common Elements in property added to the Condominium (i) for a two-year period of time from the date of the closing by Declarant of the first sale of a Unit in that property added to a bona fide purchaser, for access to and for the purpose of completing improvements in that portion added; (ii) for the periods provided for warranties, or by law, for purposes of making repairs required pursuant to warranties; and (iii) for the initial sales and rental period for Units to maintain and utilize one or more of those Units and appurtenances thereto, and/or a portion or portions of the Common Elements, for sales and management offices and for storage and maintenance, and model Units, parking areas for sales and rental purposes, and advertising signs;

(b) the Unit Owner or Unit Owners of a Unit or Units in the added portion shall thereupon become members of the Association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members, including, without limiting the generality of the foregoing, one vote for each Unit owned by that Unit Owner or those Unit Owners;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of the par values of all Units in the Condominium, including those added by any expansion;

(d) with respect to Units added, Operating Assessments shall commence the later of (i) the first day of the calendar month next following the date the documents adding the Units were duly recorded or (ii) the date established by the Association for the commencement of any Operating Assessment, and shall be prorated based on the number of full calendar months remaining in the year for which the Operating Assessments were levied; and

(e) in all other respects, all of the provisions of this Declaration shall include and apply to such additional portions, and to the Unit Owners, mortgagees, and lessees thereof, with equal meaning and of like force and effect.

ARTICLE XVII

NOTICES TO AND VOTING RIGHTS OF LENDING INSTITUTIONS

Section 1. Notices. Any Eligible Mortgagee, upon written request to the Association (which request states the name and address of such Eligible Mortgagee and the Unit Designation), shall be entitled to timely written notice by the Association of:

(a) any proposed addition to, change in, or amendment of the Condominium Organizational Documents of a material nature, including any addition to, change in, or amendment of any provision establishing, providing for, governing, or regulating: (i) any of the provisions governing voting rights; (ii) any of the provisions governing increases in Assessments that raise the previously assessed amount by more than twenty-five percent (25%), the basis of Assessments, Assessment liens, or priority of such liens; (iii) any of the provisions governing reductions in reserves for maintenance, repair, and replacement of Common Elements; (iv) any of the provisions governing responsibility for maintenance and repairs; (v) reallocation of interests in the Common Elements (including the Limited Common Elements) except in the case of expansion of the Condominium, or rights to their use; (vi) redefinition of boundaries of any Unit; (vii) convertibility of Units into Common Elements or vice versa; (viii) any of the provisions governing the method of expansion or the method of contraction of the Condominium or the method of addition, annexation or withdrawal of property to or from the Condominium; (ix) any of the provisions governing hazard, fidelity or other insurance requirements; (x) imposition of any restrictions on the leasing of Units, (xi) imposition of any restrictions on a Unit Owner's right to sell or transfer that Unit Owner's Unit; (xii) if the Condominium consists of fifty (50) or more Units, a decision by the Association to establish self-management if professional management had been required previously by the Condominium instruments or by an Eligible Mortgagee; (xiii) restoration or repair of the Condominium Property after damage or partial condemnation in a manner other than specified in the Condominium instruments; (xiv) termination of the legal status of the Condominium after substantial destruction or condemnation occurs; (xiv) any provisions expressly benefiting mortgage holders, insurers, or guarantors; (xv) any provisions which affect the scheme of regulation or enforcement of standards for maintenance, architectural design or exterior appearance of improvements on Units; (xvi) any provisions governing the rights of any specific class of members; (xvii) any provisions governing dissolution of the Association except pursuant to consolidation or merger; (xviii) any provision governing the conveyance of any or all Common Elements; or (xix) any other amendment to the Condominium Organizational Documents. No addition to, change in, or amendment of the Condominium Organizational Documents shall be considered material if it is for the purpose of correcting technical errors, for clarification only or for purposes of expanding the Condominium pursuant to the other provisions contained herein.

(b) any proposed decision or action that: (i) terminates professional management and establishes self-management when professional management has been required previously by an Eligible Mortgagee; (ii) causes restoration or repair of the Condominium Property (after a hazard damage or partial condemnation) in a manner other than that specified in the Condominium Organizational Documents; (iii) substantial damage or destruction not be restored; (iv) the Condominium Property be renewed or rehabilitated; (v) significant new capital improvements not replacing existing improvements be constructed; or (vi)

would, without addition to, change in, or amendment of the Condominium Organizational Documents, make any change with respect to the items described in subparagraph (a) of Section 1 of this Article XVII.

(c) (i) any condemnation, eminent domain proceeding or casualty loss that affects either a material portion of the Condominium Property or the Unit securing its mortgage; (ii) any delinquency for sixty (60) days in the payment of Assessments or charges owed by the Unit Owner of any Unit on which it holds the mortgage; (iii) any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; (iv) any proposed amendment or change for which a required percentage of Eligible Mortgagees must consent pursuant to the provisions of this Declaration; (v) any proposed termination of the Condominium as a condominium regime (which notice must be given at least thirty (30) days before any action is taken); (vi) any decision by the Association not to restore or repair any portion of the Condominium Property (after damage or destruction or partial condemnation), or not to restore or repair such property in a manner specified by the Condominium Organizational Documents; (vii) any decision by the Association to renew or rehabilitate the Condominium Property; (viii) times and places of Unit Owners' meetings; and (ix) any default under the Condominium Organizational Documents which gives rise to a cause of action against a Unit Owner whose Unit is subject to the mortgage of such Eligible Mortgagee. A holder, insurer or guarantor of a first mortgage lien on a Unit which has sent a written request to the Association stating both its name and address and the Unit Designation or address of the Unit on which it holds, insures or guarantees the mortgage shall be entitled to timely written notices of the events described in this subsection (c).

Section 2. Voting Rights. No action with respect to which Eligible Mortgagees are entitled to notice, as provided in subparagraphs (a) or (b) of Section 1 of this Article XVII, may be taken without the consent of Eligible Mortgagees of Units to which not less than fifty-one percent (51%) of the votes of Units subject to mortgages held by Eligible Mortgagees appertain, provided, further, that no action to terminate the Condominium or that would have that effect other than by reason of substantial destruction or condemnation of the Condominium Property, shall be taken without the consent of Eligible Mortgagees of Units to which not less than seventy-five percent (75%) of the votes of Units subject to mortgages held by Eligible Mortgagees appertain.

Section 3. Notices to Mortgagees. Each Mortgagee and guarantor of a mortgage on a Unit shall be entitled to timely written notice by the Association of:

(a) any proposed addition to, change in, or amendment of the Condominium Organizational Documents of a material adverse nature to Mortgagees (without limiting the generality of the following, no addition to, change in, or amendment of the Condominium Organizational Documents shall be considered material or adverse if it is for the purpose of correcting technical errors, for clarification only, for the expansion of the Condominium as provided for in the Condominium Organizational Documents or for the purpose of meeting the requirements of institutional Mortgagees, guarantors and insurers of first mortgage loans, or the requirements of insurance underwriters);

(b) any sixty (60) day delinquency in the payment of Assessments or charges owed to the Association by a Unit Owner of a Unit on which it holds a mortgage;

(c) a lapse, cancellation, or material modification of any insurance policy maintained by the Association;

(d) any proposed action that requires the consent of a specified percentage of Mortgagees, as provided in this Declaration; and

(e) any condemnation or casualty loss that affects either a material portion of the Condominium Property or the Unit securing its mortgage.

Section 4. First Mortgagee Rights Confirmed. No provision of the Condominium Organizational Documents gives a Unit Owner or any other party priority over any rights of the first mortgagee of a Unit pursuant to its mortgage in the case of payment to the Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

ARTICLE XVIII

AMENDMENTS

Section 1. Power to Amend. Except in the case of expansion of the Condominium as provided in the Condominium Organizational Documents or as otherwise specifically provided in this Declaration or Ohio law, additions to, changes in, or amendment of this Declaration (or the other Condominium Organizational Documents) or the taking of any of the actions which require the consent of Eligible Mortgagees representing Units exercising not less than a majority of the voting power of Units subject to mortgages held by Eligible Mortgagees, as provided elsewhere herein, shall, in addition to such consents of Eligible Mortgagees, require the consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of Unit Owners. The foregoing notwithstanding:

(a) except as otherwise provided in the Condominium Organizational Documents in the case of the expansion of the Condominium, the written consent of all Unit Owners, including Declarant, so long as it owns a Unit or has the right to expand the Condominium, in addition to the consent of Eligible Mortgagees to which at least seventy-five percent (75%) of the voting power of Units subject to mortgages held by Eligible Mortgagees appertain, shall be required for any amendment effecting a change in:

(i) the boundaries of any Unit or the convertibility of Units into Common Elements or vice versa;

(ii) the undivided interest in the Common Elements appertaining to a Unit or the liability for common expenses appertaining thereto;

(iii) the constructions of an addition to or an expansion of a Unit into Limited Common Elements or Common Elements;

(iv) the number of votes in the Association appertaining to any Unit;

(v) the fundamental purposes to which any Unit or the Common Elements are restricted; or

(vi) the provisions and requirements of this Article XVIII;

or to impose restrictions, limitations or prohibitions against or inhibiting the rental of any Unit or Units;

(b) except as otherwise provided herein, the consent of Unit Owners exercising not less than eighty percent (80%) of the voting power of Unit Owners, including the consent of Unit Owners other than Declarant who hold a majority of the voting power of Unit Owners other than Declarant, and the consent of Mortgagees on Units whose owners are entitled to exercise seventy-five percent (75%) or more of the voting power of the owners of Units subject to mortgages held by Mortgagees shall be required to terminate the Condominium;

(c) in any event, each Unit Owner by acceptance of a deed to a Unit is deemed to and does give and grant a power of attorney, which right and power is coupled with an interest and runs with the title to a Unit and is irrevocable:

(i) to Declarant, for so long as Declarant owns any Unit or has the right to expand the Condominium, to amend the Condominium Organizational Documents, to the extent necessary to (A) conform to the requirements then governing the making of a mortgage loan or the purchase, guaranty, or insurance of mortgages by an institutional lender or an institutional guarantor or insurer of a mortgage on a Unit, provided that the appropriate percentage (as described elsewhere herein) of Eligible Mortgagees is obtained (if required), or (B) correct typographical or factual or obvious errors or omissions the correction of which would not impair the interest of any Unit Owner, Mortgagee, insurer, or guarantor, provided, further, that if there is a Unit Owner other than Declarant, the Declaration shall not be amended to increase the scope or the period of control of

Declarant; and further provided that if the project has been approved by the Department of Veterans Affairs, such amendment (except amendments expanding or aiding in the expansion of the Condominium as provided for in the Condominium Organizational Documents) must be approved by the Secretary of the Department of Veterans Affairs;

(ii) to the Board, without a vote of Unit Owners or the approval of Mortgagees, to amend the Declaration in any manner necessary for any of the following purposes:

a. to meet the requirements of institutional mortgagees, guarantors and insurers of first mortgage loans, or the requirements of insurance underwriters;

b. to bring the Declaration into compliance with requirements of the Condominium Act;

c. to correct clerical or typographical errors in this Declaration or an exhibit or amendment hereto; and

d. to designate a successor to the person named to receive service of process for the Association, provided, the naming of a successor need not be by amendment hereto if the change of statutory agent is appropriately filed with the Ohio Secretary of State;

but for no other purpose; and

(d) in addition to the consent of Unit Owners set forth above, any addition to, change in, or amendment of the Condominium Organizational Documents of a material adverse nature to Mortgagees must also be agreed to by Mortgagees on Units whose owners are entitled to exercise fifty-one percent (51%) or more of the voting power of owners of Units that are subject to mortgages; provided that the expansion of the Condominium as provided in the Condominium Organizational Documents shall not be considered to be material adverse to Mortgagees and provided further that any amendment provided for under sub-item (c) above shall not be considered to be material adverse to Mortgagees.

An Eligible Mortgagee or Mortgagee of a Unit who receives a written request to approve changes, additions, or amendments sent by certified or registered mail, return receipt requested, and who does not deliver or post to the requesting party a negative response within sixty (60) days after receipt of the same, shall be deemed to have approved such request.

Section 2. Method to Amend. An amendment to this Declaration (or the Drawings or the Bylaws), adopted with the consents of Unit Owners and Eligible Mortgagees and/or Mortgagees hereinbefore required, or by the Board, shall be executed with the same formalities as to execution as this Declaration by two officers of the Association and shall contain their certification that such amendment was duly adopted in accordance with the foregoing provisions. Any amendment adopted by Declarant or a duly empowered successor Declarant pursuant to authority granted it pursuant to the Declaration shall be duly executed by it with the same formalities as to execution as this Declaration and shall contain the certification of such signor or signors that such amendment is made pursuant to authority vested in Declarant or any duly empowered successor Declarant by the Declaration. Any amendment duly adopted and executed in accordance with the foregoing provisions shall be effective upon the filing of the same with the Delaware County Auditor and Recorder.

Section 3. Approval of Veteran's Administration During Declarant Control of Association. If the Condominium has been approved by the Department of Veteran's Affairs, any amendment (other than amendments expanding or aiding in the expansion of the Condominium as provided for in this Declaration) during the period that Declarant is in control of the Association must be approved by the Secretary of the Department of Veterans Affairs.

ARTICLE XIX

GENERAL PROVISIONS

Section 1. Covenants Running With the Land. The covenants, conditions, restrictions, easements, reservations, powers of attorney, liens, and charges created hereunder or hereby shall run with and bind the land, and each part thereof, and shall be binding upon and inure to the benefit of all parties having any right, title or interest in or to all or any part of the Condominium Property, and the Association, and their respective heirs, executors, administrators, successors and assigns.

Section 2. Actions. In addition to any other remedies provided in this Declaration, Declarant, (only with respect to those rights directly benefiting Declarant), the Association, and each Unit Owner, shall have the right to enforce, by any proceeding at law or in equity, but not the duty, all restrictions, conditions, covenants, easements, reservations, liens and charges set forth herein or in the Bylaws or now or hereafter imposed by or through the Association's rules and regulations. Failure by Declarant, the Association or by any Unit Owner to proceed with such enforcement shall in no event be deemed a waiver of the right to enforce at a later date the original violation or a subsequent violation, nor shall the doctrine of laches nor any statute of limitations bar the enforcement of any such restriction, condition, covenant, reservation, easement, lien or charge. Further, the Association and each Unit Owner shall have rights of action against each other for failure to comply with the provisions of the Condominium Organizational Documents, rules and regulations, and applicable law, and with respect to decisions made pursuant to authority granted thereunder, provided, the Association shall have the right to assess reasonable charges against a Unit Owner who fails to comply with the same, including the right to assess charges for the costs of enforcement, and provided, further, that neither the Association nor its Directors, officers, or other representatives, shall be liable to any Unit Owner or Occupant, or their invitees, for damage to any Unit or any part thereof, or any personal property of such Unit Owner, Occupant or invitee, or for injury to such person, unless the damage or injury was proximately caused by the gross negligence or the intentional tortious act of the Association or such Director, officer or other representative. In addition to all other remedies available by law, the Association may use summary abatement or similar means to enforce any provisions hereof or restrictions against the Unit or its use, provided that judicial proceedings shall be instituted before any items of construction may be altered or demolished by summary means.

Section 3. Severability. Invalidation of any one or more of these covenants, conditions, restrictions or easements by judgment or court order shall in no way affect any other provisions, which provisions shall remain in full force and effect. In the event any language of this Declaration conflicts with mandatory provisions of the Condominium Act, the latter's requirements shall prevail and the conflicting language shall be deemed to be invalid and void, provided that such invalidity shall in no way affect any other provisions of this Declaration, which provisions shall remain in full force and effect.

Section 4. Successor Owner. A successor owner of Condominium Property or any part thereof, or of Additional Property added to the Condominium Property, who is not an affiliate of Declarant and who is a bona fide purchaser of the property for value, or a purchaser who acquires the property at a sheriff's sale or by deed in lieu of foreclosure, shall not be liable in damages for harm caused by an action or omission of Declarant or a breach of an obligation by Declarant.

Section 5. Limited Warranties. Declarant provides to each purchaser of a Unit from Declarant certain limited warranties which are described in a development statement provided to each of those purchasers at or prior to the time the purchaser enters into a contract to purchase a Unit from Declarant. Declarant specifically disclaims any and all warranties, express or implied, other than as set forth in Declarant's limited warranty and as required by Chapter 5311 of the Ohio Revised Code and specifically disclaims any implied warranty of habitability, fitness for a particular purpose, or construction in a workmanlike manner. In addition, the time limit for commencing the prosecution of claims of negligence, breach of contract and/or the failure to construct improvements in a workmanlike manner shall be one year commencing on the date the deed for the Unit was recorded. The Declarant hereby assigns to the Association all warranties received by the Declarant with regard to the Common Elements. In addition, all warranties received by the Declarant with regard to the Common Elements added by any expansion shall automatically be assigned to the Association upon the recording of an amendment to the Declaration expanding the Condominium to include those Common Elements.

Section 6. Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the

provisions hereof apply either to corporations, partnerships, men or women, shall in all cases be assumed as though in such case fully expressed.

Section 7. Captions. The captions of the various provisions of this Declaration are not part of the context hereof, but are merely labels to assist in locating the various provisions hereof.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument this 3rd day of December 2018.

EPCON MUIRFIELD, LLC,
an Ohio limited liability company

By _____
Joel D. Rhoades, Regional President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Joel D. Rhoades, Regional President of EPCON MUIRFIELD, LLC, an Ohio limited liability company, on behalf of said liability company, this 3rd day of December 2018.

TERESA D. GRUBBS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
July 7, 2021

_____
Notary Public

EXHIBIT "A"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
0.570 Acres
Part 1

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being 0.565 acres out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419, and 0.005 acres out of that original 10.720 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1532 Page 1685, all deed references refer to the Records of the Recorder's Office, Delaware County, Ohio, and described as follows:

Beginning for reference at a magnail found at the intersection of the common line of said VMS No. 3014 and VMS No. 2897 with the centerline of Manley Road at the southwesterly corner of Muirfield Village Phase 22, Part 1 of record in Plat Book 17, Pages 145 and 146, at the southeasterly corner of that 1.302 acres as conveyed to the Board of County Commissioners of Delaware County, Ohio, of record in Official Record 1536, Page 2087;

Thence North 54°09'22" West with said centerline a distance of 438.50 feet to a magnail found at an angle point in said centerline;

Thence North 54°23'14" West continuing with said centerline a distance of 362.75 feet to a point;

Thence North 35°36'46" East a distance of 60.83 feet to a point at the **True Point of Beginning** in the northerly Right-of-way line of Manley Road;

Thence North 54°23'14" West with said northerly right-of-way line a distance of 22.51 feet to a point on a curve;

Thence across said original 9.648 acre tract and said original 10.720 acre tract the following courses:

With a curve to the left having a central angle of 5°36'27", a radius of 43.10 feet, an arc length of 4.22 feet, a chord bearing and distance of North 39°00'46" East 4.22 feet to a point of tangency;

North 35°36'46" East a distance of 187.18 feet to a point;

North 54°23'14" West a distance of 114.89 feet to a point;

North 35°36'46" East a distance of 57.47 feet to a point;

South 54°23'14" East a distance of 360.05 feet to a point on a curve;

With a curve to the right having a central angle of 8°51'57", a radius of 239.00 feet, an arc length of 36.98 feet, a chord bearing and distance of South 31°10'48" West 36.95 feet to a point at a point of tangency;

South 35°36'46" West a distance of 17.22 feet to a point;

North 54°23'14" West a distance of 117.92 feet to a point;

South 35°36'46" West 5.41 feet to a point;

North 54°23'14" West 108.09 feet to a point;

South 35°36'46" West a distance of 184.87 feet to a point of curvature;

EXHIBIT "A"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
0.570 Acres
Part 1

-2-

With a curve to the left having a central angle of 6°34'54", a radius of 39.41 feet, an arc length of 4.53 feet, a chord bearing and distance of South 32°19'47" West, a distance of 4.52 feet to the **True Point of Beginning** and containing **0.570** acres of land more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings for this description are based on a bearing of North 54°28'50" West for the centerline of a portion of Manley Road as determined by GPS observations and Post Processed utilizing NGS Survey OPUS Solutions based on NAD83 (2011), Ohio State Plane North Zone.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

CESO, Inc.

11-28-18

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

EXHIBIT "A"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
0.169 Acres
Part 2

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being all out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419 all deed references refer to the Records of the Recorder's Office Delaware County Ohio, and described as follows:

Beginning for reference at a magnail found at the intersection of the common line of said VMS No. 3014 and VMS No. 2897 with the centerline of Manley Road at the southwesterly corner of Muirfield Village Phase 22, Part 1 of record in Plat Book 17, Pages 145 and 146, at the southeasterly corner of that 1.302 acres as conveyed to Board of County Commissioners of Delaware County, Ohio, of record in Official Record 1536, Page 2087;

Thence, North 54°09'22" West with said centerline a distance of 364.87 feet to a point;

Thence, North 35°50'38" East a distance of 144.48 feet to the **True Point of Beginning** for this description;

Thence, across said original 9.648 acre tract the following courses:

North 54°23'14" West a distance of 120.30 feet to a point on a curve;

With a curve to the left having a central angle of 85°51'04", a radius of 45.50 feet, an arc length of 68.18 feet, a chord bearing and distance of North 10°38'35" West 61.98 feet to point of reverse curvature;

With a curve to the right having a central angle of 52°18'58", a radius of 24.50 feet, an arc length of 22.37 feet, a chord bearing and distance of North 27°24'38" West 21.60 feet to point;

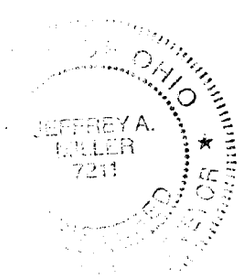
South 54°22'50" East a distance of 184.32 feet to a point;

South 35°36'46" West a distance of 52.63 feet to a point at the **True Point of Beginning** and containing **0.169** acres of land, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings for this description are based on a bearing of North 54°28'50" West for the centerline of a portion of Manley Road as determined by GPS observations and Post Processed utilizing NGS Survey OPUS Solutions based on NAD83 (2011), Ohio State Plane North Zone.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.

11-22-18

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

EXHIBIT "A"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
0.289 Acres
Part 3

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being all out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419 all deed references refer to the Records of the Recorder's Office Delaware County Ohio, and described as follows:

Beginning for reference at a magnail found at the intersection of the common line of said VMS No. 3014 and VMS No. 2897 with the centerline of Manley Road at the southwesterly corner of Muirfield Village Phase 22, Part 1 of record in Plat Book 17, Pages 145 and 146, at the southeasterly corner of that 1.302 acres as conveyed to the Board of County Commissioners of Delaware County, Ohio, of record in Official Record 1536, Page 2087;

Thence, North 54°09'22" West with said centerline a distance of 438.50 feet to a magnail found at an angle point in said centerline;

Thence, North 54°23'14" West continuing with said centerline a distance of 116.93 feet to a point;

Thence, North 35°36'46" East a distance of 304.56 feet to a point on a curve, at the **True Point of Beginning** for this description;

Thence, across said original 9.648 acre tract the following courses:

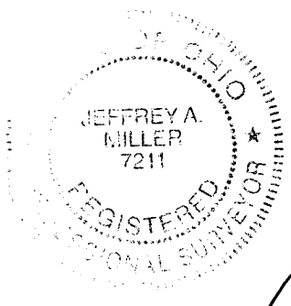
With a curve to the left having a central angle of 19°46'40", a radius of 261.00 feet, an arc length of 90.09 feet, a chord bearing and distance of North 18°44'47" East 89.65 feet to a point;

South 87°10'57" East a distance of 106.95 feet to a point;
South 13°36'29" West a distance of 74.60 feet to a point;
South 23°55'24" West a distance of 76.13 feet to a point;
North 54°23'14" West a distance of 107.27 feet to the **True Point of Beginning** and containing **0.289** acres of land, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings for this description are based on a bearing of North 54°28'50" West for the centerline of a portion of Manley Road as determined by GPS observations and Post Processed utilizing NGS Survey OPUS Solutions based on NAD83 (2011), Ohio State Plane North Zone.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.

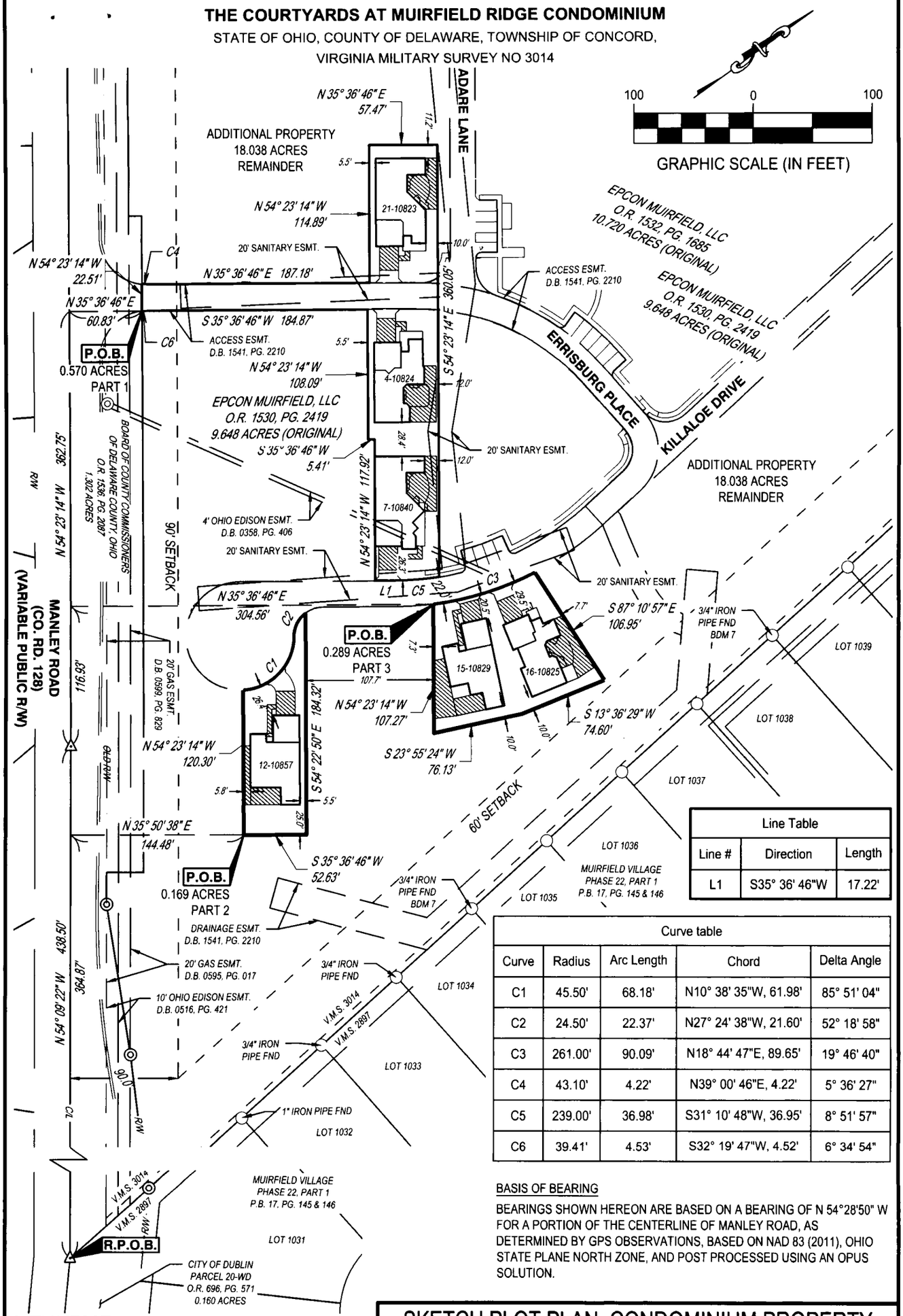
11-28-18

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

EXHIBIT B

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD,
VIRGINIA MILITARY SURVEY NO 3014



Line Table		
Line #	Direction	Length
L1	S35° 36' 46"W	17.22'

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	45.50'	68.18'	N10° 38' 35"W, 61.98'	85° 51' 04"
C2	24.50'	22.37'	N27° 24' 38"W, 21.60'	52° 18' 58"
C3	261.00'	90.09'	N18° 44' 47"E, 89.65'	19° 46' 40"
C4	43.10'	4.22'	N39° 00' 46"E, 4.22'	5° 36' 27"
C5	239.00'	36.98'	S31° 10' 48"W, 36.95'	8° 51' 57"
C6	39.41'	4.53'	S32° 19' 47"W, 4.52'	6° 34' 54"

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 54°28'50" W FOR A PORTION OF THE CENTERLINE OF MANLEY ROAD, AS DETERMINED BY GPS OBSERVATIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE NORTH ZONE, AND POST PROCESSED USING AN OPUS SOLUTION.

LEGEND

	LIMITED COMMON ELEMENT
4-10824	UNIT DESIGNATION
◎	5/8" REBAR W/ CEC CAP (UNLESS OTHERWISE NOTED)
◉	SET 5/8"X30" REBER WITH YELLOW I.D. CAP STAMPED "CESO"
△	MAG NAIL FND
○	IRON PIPE FND

SKETCH PLOT PLAN, CONDOMINIUM PROPERTY

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

TOWNSHIP OF CONCORD — DELAWARE COUNTY, OHIO

SCALE: 1=100' — DATE: NOVEMBER 2018

DESIGN: N/A
DRAWN: ALB
CHECKED: JAM

CESO
WWW.CESOINC.COM

JOB NO.: 755780
SHEET NO.: B

W:\PROJECTS\EPCON COMMUNITIES\755780-01 MUIRFIELD RIDGE CONDO DOCS\04-SURVEY\DWG\755780-SURV-CONDO-EXHIBIT B.DWG - 11/27/2018 3:02 PM

EXHIBIT C

DECLARATION OF CONDOMINIUM
THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

Unit Information

Unit Designation	Unit Address	Unit Type	Par Value	Undivided Interest
4-10824	10824 Errisberg Place	PO[2]	1.00	16.66%
7-10840	10840 Killaloe Drive	PE[2]	1.00	16.67%
12-10857	10857 Killaloe Drive	SL[2]	1.00	16.67%
15-10829	10829 Killaloe Drive	SL[2]	1.00	16.67%
16-10825	10825 Killaloe Drive	PZ	1.00	16.66%
21-10823	10823 Errisberg Place	PE[2]	1.00	16.67%
			TOTAL	**100.00%**

[1] Unit with a basement.
[2] Unit with a bonus suite.

EXHIBIT D

DECLARATION OF CONDOMINIUM
THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

Unit Types and Par Values

I. Type

PZ (Palazzo). Contains a kitchen, living room, dining room, two baths, two bedrooms, and a garage, all at ground level. May also contain any or all of: an optional second floor bonus suite, 4-seasons room, basement, some of which may be a walk-out basement accompanied by an elevated deck, and/or a screened or enclosed porch or sitting room.

PO (Portico). Contains a kitchen, living room, dining room, two baths, two bedrooms, a den, and a garage, all at ground level. May also contain any or all of: an optional second floor bonus suite, basement, some of which may be a walk-out basement accompanied by an elevated deck, and/or a screened or enclosed porch or sitting room.

PE (Promenade). Contains a kitchen, living room, dining room, two baths, two bedrooms, a den, and a garage, all at ground level. May also contain any or all of: an optional second floor bonus suite, 4-seasons room, basement, some of which may be a walk-out basement accompanied by an elevated deck, and/or a screened or enclosed porch or sitting room.

SL (Salerno). Contains a kitchen, living room, dining room, two baths, two bedrooms, and a garage, all at ground level. May also contain any or all of: an optional second floor bonus suite, finished veranda, basement, some of which may be a walk-out basement accompanied by an elevated deck, a screened or enclosed porch located off the living room, and/or a screened or enclosed porch or sitting room located off the master bedroom.

TO (Torino). Contains a kitchen, living room, dining room, two baths, two bedrooms, finished veranda, and a garage, all at ground level. May also contain any or all of: an optional second floor bonus suite, screened or enclosed porch located off the living room, basement, some of which may be a walk-out basement accompanied by an elevated deck, and/or a screened or enclosed porch or sitting room located off the master bedroom.

VA (Verona). Contains a kitchen, living room, dining room, two baths, two bedrooms, a den, and a garage, all at ground level. May also contain any or all of: an optional second floor bonus suite, finished veranda, basement, some of which may be a walk-out basement accompanied by an elevated deck, screened or enclosed porch located off the living room, and/or a screened or enclosed porch or sitting room located off the master bedroom.

EXHIBIT D (Continued)

DECLARATION OF CONDOMINIUM
THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

Unit Types and Par Values (Continued)

II. Unit Sizes and Par Values

Type	Approximate Gross Interior Square Feet [1]	Par Value
PZ	1,519 – 3,543	1.00
PO	1,776 – 3,750	1.00
PE	1,995 – 4,419	1.00
SL	1,643 – 2,555	1.00
TO	1,888 – 2,735	1.00
VA	2,114 – 3,297	1.00

(1) Gross interior square feet means the approximate gross area constituting the Unit at all levels, is measured from the undecorated inner surfaces of its boundary walls, and includes space occupied by interior partitions, staircases and voids, as well as space in any basement, whether finished or unfinished. This measurement is not the measurement normally used in the real estate industry for sales and leasing purposes. Screened and enclosed porches and garages are part of the Unit, however, that square footage is not included in the square footage identified above.

(2) Each Unit includes or will include a garage containing approximately 450-550 square feet.

EXHIBIT "E"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
18.038 Acres Additional Property
(1)

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being all out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419 and that original 10.720 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1532, Page 1685, all deed references refer to the Records of the Recorder's Office, Delaware County Ohio, and described as follows:

Beginning for reference at a magnail found in the common line of Virginia Military Survey 3014 and 2897, and being the southeast corner of 1.302 acre tract as conveyed to the Board of County Commissioners of Delaware County Ohio and being in the centerline of Manley Road (County Road 128);

Thence, North 06°08'54" West along the easterly line of said 1.302 acre tract a distance of 88.26 feet to a found 5/8" rebar with a cap inscribed "CEC INC" at the **True Point of Beginning** for this description;

Thence, along the northerly line of said 1.302 acre tract and being the northerly Right of Way Line of said Manley Road (County Road 128) the following courses:

North 61°23'12" West a distance of 123.25 feet to a found 5/8" rebar with a cap inscribed "CEC INC";

North 63°14'02" West a distance of 127.29 feet to a found 5/8" rebar with a cap inscribed "CEC INC";

North 54°09'22" West a distance of 26.74 feet to a point;

North 35°50'38" East a distance of 30.83 feet to a point;

North 54°09'22" West a distance of 105.00 feet to a point;

North 54°23'14" West a distance of 442.11 feet to a point;

South 35°36'46" West a distance of 10.83 feet to a point;

North 54°23'14" West a distance of 160.70 feet to a point on the common line of said 9.648 acre and 10.720 acre tracts;

Thence, South 59°51'50" West along said common line a distance of 54.84 feet to a found mag nail in the centerline of said Manley Road (County Road 128);

Thence, North 54°28'50" West along said centerline a distance of 597.97 feet to a point;

Thence, North 59°52'53" East along an easterly line of said original 10.720 acre tract a distance of 65.86 feet to a point;

Thence, South 54°28'50" East along the southerly line of a 2.033 acre tract as conveyed to Epcon Muirfield, LLC in Official Record 1547, Page 2684 a distance of 241.34 feet to a point on a curve;

Thence, along the common line of said 2.033 acre tract and said original 10.720 acre tract the following courses:

With a curve to the right having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing and distance of North 9°28'50" West a distance of 35.36 feet to a point;

North 35°31'10" East a distance of 30.00 feet to a point;

North 40°35'48" East a distance of 121.90 feet to a point;

North 54°56'59" East a distance of 263.01 feet to a point;

North 44°16'55" East a distance of 320.27 feet to a point on the southerly line of a 1.145 acre tract as conveyed to CF Arcis VIII LLC in Official Record 1263 Page 573;

Thence, North 83°24'30" East along said southerly line a distance of 414.80 feet to a point being the northeasterly corner of said original 10.720 acre tract, the southeasterly corner of said 1.145 acre tract and the northwesterly corner of lot 1078 of a plat entitled Muirfield Village Phase 22 Part 2 of record in Plat Book 18 Page 107;

EXHIBIT "E"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
18.038 Acres Additional Property
(2)

Thence, South 6°08'54" East along the southwesterly line of said Muirfield Village Phase 22 Part 2 and the southwesterly line of a plat entitled Muirfield Village Phase 22 Part 1, passing a found 3/4" iron pipe at a distance of 182.43 feet, passing a found 3/4" iron pipe at a distance of 302.19 feet, passing a found 3/4" iron pin at a distance of 387.13 feet, passing a found 3/4" iron pipe at a distance of 389.41 feet, passing a found 3/4" rebar with a cap inscribed "BDM 7" at a distance of 486.50 feet; passing a found 3/4" rebar with a cap inscribed "BDM 7" at a distance of 571.58 feet; passing a found 3/4" rebar with a cap inscribed "BDM 7" at a distance of 656.43 feet; passing a found 3/4" rebar with a cap inscribed "BDM 7" at a distance of 741.50 feet; passing a found 3/4" rebar bent northwest at a distance of 826.52 feet; passing a found 3/4" rebar with a cap inscribed "BDM 7" at a distance of 911.57 feet; passing a found 3/4" rebar with a cap inscribed "BDM 7" at a distance of 996.60 feet, passing a found 3/4" iron pipe bent southwest at a distance of 1082.04 feet, passing a found 3/4" iron pipe at a distance of 1166.78 feet, passing a found 1" iron pipe at a distance of 1256.79 feet, a total distance of 1361.04 feet to the **True Point of Beginning** and containing **19.066** acres of land, more or less.

Less and except the following tracts of land:

Part 1

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being 0.565 acres out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419, and 0.005 acres out of that original 10.720 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1532 Page 1685, all deed references refer to the Records of the Recorder's Office, Delaware County Ohio, and described as follows:

Beginning for reference at a mag nail found at the intersection of the common line of said VMS No. 3014 and VMS No. 2897 with the centerline of Manley Road at the southwesterly corner of Muirfield Village Phase 22, Part 1 of record in Plat Book 17, Pages 145 and 146, at the southeasterly corner of that 1.302 acres as conveyed to the Board of County Commissioners of Delaware County, Ohio, of record in Official Record 1536, Page 2087;

Thence North 54°09'22" West with said centerline a distance of 438.50 feet to a mag nail found at an angle point in said centerline;

Thence North 54°23'14" West continuing with said centerline a distance of 362.75 feet to a point;

Thence North 35°36'46" East a distance of 60.83 feet to a point at the **True Point of Beginning** in the northerly Right-of-way line of Manley Road;

Thence North 54°23'14" West with said northerly right-of-way line a distance of 22.51 feet to a point on a curve;

Thence across said original 9.648 acre tract and said original 10.720 acre tract the following courses:

With a curve to the left having a central angle of 5°36'27", a radius of 43.10 feet, an arc length of 4.22 feet, a chord bearing and distance of North 39°00'46" East 4.22 feet to a point of tangency;

North 35°36'46" East a distance of 187.18 feet to a point;

North 54°23'14" West a distance of 114.89 feet to a point;

North 35°36'46" East a distance of 57.47 feet to a point;

South 54°23'14" East a distance of 360.05 feet to a point on a curve;

With a curve to the right having a central angle of 8°51'57", a radius of 239.00 feet, an arc length of 36.98 feet, a chord bearing and distance of South 31°10'48" West 36.95 feet to a point at a point of tangency;

EXHIBIT "E"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
18.038 Acres Additional Property
(3)

South 35°36'46" West a distance of 17.22 feet to a point;

North 54°23'14" West a distance of 117.92 feet to a point;

South 35°36'46" West 5.41 feet to a point;

North 54°23'14" West 108.09 feet to a point;

South 35°36'46" West a distance of 184.87 feet to a point of curvature;

With a curve to the left having a central angle of 6°34'54", a radius of 39.41 feet, an arc length of 4.53 feet, a chord bearing and distance of South 32°19'47" West, a distance of 4.52 feet to the **True Point of Beginning** and containing **0.570** acres of land more or less.

Part 2

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being all out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419 all deed references refer to the Records of the Recorder's Office, Delaware County Ohio, and described as follows:

Beginning for reference at a mag nail found at the intersection of the common line of said VMS No. 3014 and VMS No. 2897 with the centerline of Manley Road at the southwesterly corner of Muirfield Village Phase 22, Part 1 of record in Plat Book 17, Pages 145 and 146, at the southeasterly corner of that 1.302 acres as conveyed to Board of County Commissioners of Delaware County, Ohio, of record in Official Record 1536, Page 2087;

Thence, North 54°09'22" West with said centerline a distance of 364.87 feet to a point;

Thence, North 35°50'38" East a distance of 144.48 feet to the **True Point of Beginning** for this description;

Thence, across said original 9.648 acre tract the following courses:

North 54°23'14" West a distance of 120.30 feet to a point on a curve;

With a curve to the left having a central angle of 85°51'04", a radius of 45.50 feet, an arc length of 68.18 feet, a chord bearing and distance of North 10°38'35" West 61.98 feet to point of reverse curvature;

With a curve to the right having a central angle of 52°18'58", a radius of 24.50 feet, an arc length of 22.37 feet, a chord bearing and distance of North 27°24'38" West 21.60 feet to point;

South 54°22'50" East a distance of 184.32 feet to a point;

South 35°36'46" West a distance of 52.63 feet to a point at the **True Point of Beginning** and containing **0.169** acres of land, more or less.

EXHIBIT "E"

Declaration of Condominium
The Courtyards at Muirfield Ridge Condominium
18.038 Acres Additional Property
(4)

Part 3

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 3014 and being all out of that original 9.648 acre tract as conveyed to Epcon Muirfield, LLC of record in Official Record 1530, Page 2419 all deed references refer to the Records of the Recorder's Office, Delaware County Ohio, and described as follows:

Beginning for reference at a mag nail found at the intersection of the common line of said VMS No. 3014 and VMS No. 2897 with the centerline of Manley Road at the southwesterly corner of Muirfield Village Phase 22, Part 1 of record in Plat Book 17, Pages 145 and 146, at the southeasterly corner of that 1.302 acres as conveyed to the Board of County Commissioners of Delaware County, Ohio, of record in Official Record 1536, Page 2087;

Thence, North 54°09'22" West with said centerline a distance of 438.50 feet to a mag nail found at an angle point in said centerline;

Thence, North 54°23'14" West continuing with said centerline a distance of 116.93 feet to a point;

Thence, North 35°36'46" East a distance of 304.56 feet to a point on a curve, at the **True Point of Beginning** for this description;

Thence, across said original 9.648 acre tract the following courses:

With a curve to the left having a central angle of 19°46'40", a radius of 261.00 feet, an arc length of 90.09 feet, a chord bearing and distance of North 18°44'47" East 89.65 feet to a point;

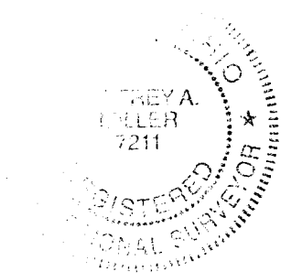
South 87°10'57" East a distance of 106.95 feet to a point;
South 13°36'29" West a distance of 74.60 feet to a point;
South 23°55'24" West a distance of 76.13 feet to a point;
North 54°23'14" West a distance of 107.27 feet to the **True Point of Beginning** and containing **0.289** acres of land, more or less.

Total of remaining Parcel less exception is **18.038** acres of land, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings for this description are based on a bearing of North 54°28'50" West for the centerline of a portion of Manley Road as determined by GPS observations and Post Processed utilizing NGS Survey OPUS Solutions based on NAD83 (2011), Ohio State Plane North Zone.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.

11.20.18

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

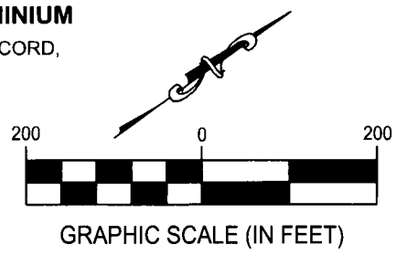
CESO

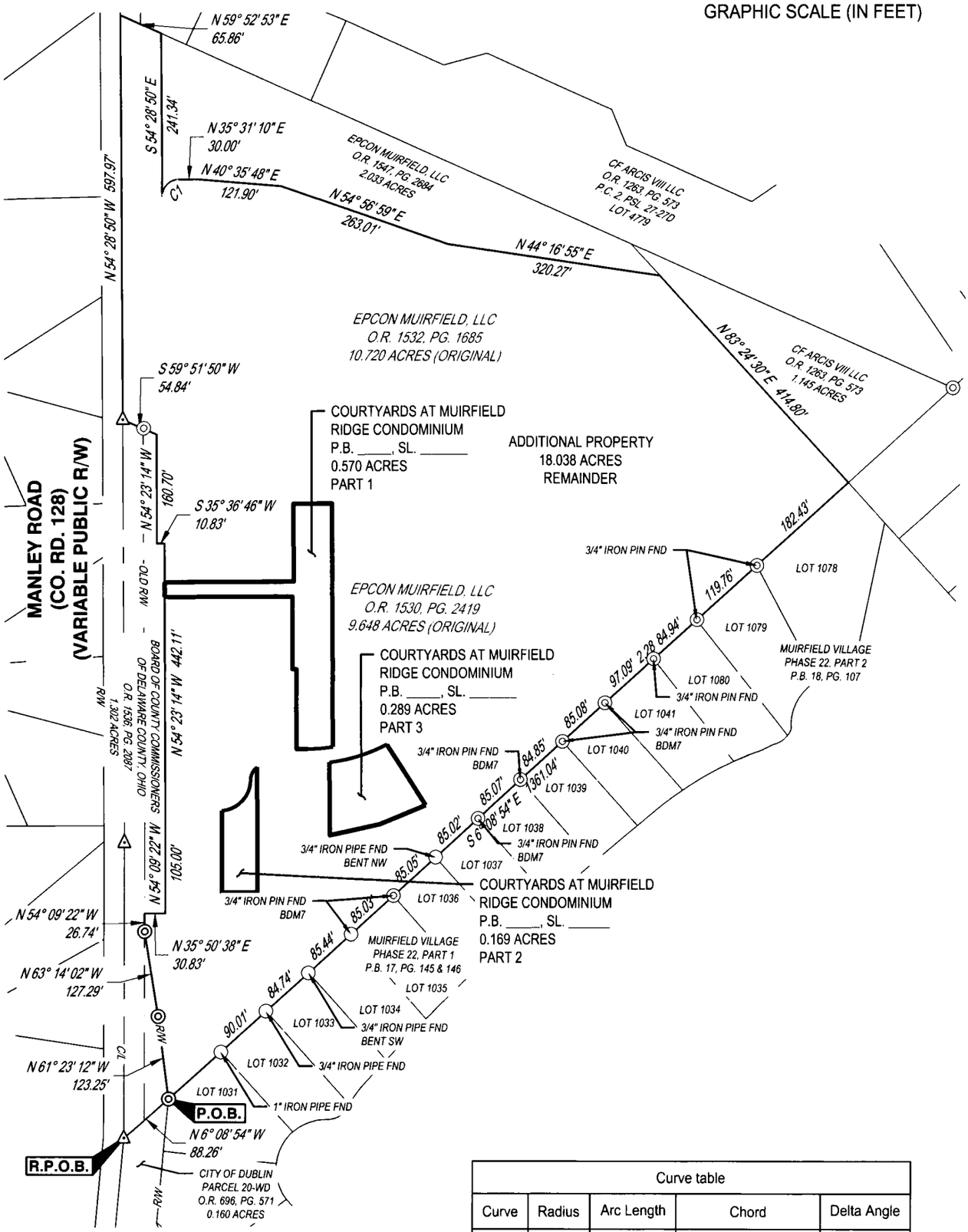
W:\PROJECTS\EPCON COMMUNITIES\755780-01 Muirfield Ridge Condo Docs\04-SURVEY\Documents\DECLARATION\755780-REMAINDER.docx

EXHIBIT F

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD,
VIRGINIA MILITARY SURVEY NO 3014





Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	25.00'	39.27'	N9° 28' 50"W, 35.36'	90° 00' 00"

LEGEND

- ◎ 5/8" REBAR W/ CEC CAP (UNLESS OTHERWISE NOTED) SET 5/8"X30" REBER WITH YELLOW I.D. CAP STAMPED "CESO"
- ◬ MAG NAIL FND
- ○ IRON PIPE FND

SKETCH PLOT PLAN, SITE EXHIBIT

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM

TOWNSHIP OF CONCORD — DELAWARE COUNTY, OHIO

SCALE: 1=200' — DATE: NOVEMBER 2018

DESIGN: N/A
DRAWN: ALB
CHECKED: JAM

CESO
WWW.CESOINC.COM

JOB NO.: 755780
SHEET NO.: F

W:\PROJECTS\EPCON COMMUNITIES\755780-01 MUIRFIELD RIDGE CONDO DOCS\04-SURVEY\DWG\755780-SURV-CONDO-EXHIBIT C.DWG - 11/19/2018 1:53 PM

BYLAWS

(Code of Regulations)

OF

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM ASSOCIATION

BYLAWS INDEX

	PAGE
NAME AND LOCATION (ARTICLE I)	a
DEFINITIONS (ARTICLE II)	a
UNIT OWNERS (MEMBERS) (ARTICLE III)	a
Composition (Section 1)	a
Annual Meetings (Section 2)	a
Special Meetings (Section 3)	a
Notice of Meetings (Section 4)	a
Conduct of Meetings (Section 5)	a
Participation at Meetings (Section 6)	a
Quorum; Adjournment (Section 7)	b
Voting Rights (Section 8)	b
Voting Power (Section 9)	b
Proxies (Section 10)	b
Action in Writing Without Meeting (Section 11)	b
BOARD OF DIRECTORS (ARTICLE IV)	b
Initial Directors (Section 1)	b
Successor Directors (Section 2)	b
Removal (Section 3)	c
Qualification (Section 4)	c
Nomination (Section 5)	c
Election (Section 6)	c
Compensation (Section 7)	c
Regular Meetings (Section 8)	c
Special Meetings (Section 9)	c
Quorum (Section 10)	c
Voting Power (Section 11)	d
Action in Writing Without Meeting (Section 12)	d
Powers and Authority (Section 13)	d
Duties (Section 14)	e
Delegation of Authority; Management; Contracts (Section 15)	f
OFFICERS (ARTICLE V)	g
Enumeration of Officers (Section 1)	g
Election and Term (Section 2)	g
Special Appointments (Section 3)	g
Resignation and Removal (Section 4)	g
Duties (Section 5)	g
COMMITTEES (ARTICLE VI)	h
BOOKS AND RECORDS (ARTICLE VII)	h
AUDITS (ARTICLE VIII)	h
FISCAL YEAR (ARTICLE IX)	h
INDEMNIFICATION (ARTICLE X)	h
Third Party Actions (Section 1)	h
Derivative Actions (Section 2)	i
Other Determinations of Rights (Section 3)	i
Indemnification of Agents and Others (Section 4)	i
Advances of Expenses (Section 5)	i
Nonexclusiveness; Heirs (Section 6)	i
Purchase of Insurance (Section 7)	i
AMENDMENTS (ARTICLE XI)	j

BYLAWS

(Code of Regulations)

OF

THE COURTYARDS AT MUIRFIELD RIDGE CONDOMINIUM ASSOCIATION

ARTICLE I

NAME AND LOCATION

The name of the Association is The Courtyards at Muirfield Ridge Condominium Association, (the "Association"), which nonprofit corporation is created pursuant to the provisions of Chapter 1702 of the Revised Code of Ohio, and which Association is also created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio as the Unit Owners' association for The Courtyards at Muirfield Ridge Condominium. The principal office of the Association shall be as set forth in its Articles of Incorporation (the "Articles of Incorporation"), and the place of meetings of Unit Owners (members) and of the Board of Directors (the "Board") of the Association shall be at such place in Franklin County or Delaware County as the Board may from time to time designate.

ARTICLE II

DEFINITIONS

All of the terms used herein shall have the same meanings as set forth in the Declaration of Condominium, (the "Declaration"), recorded simultaneously herewith with the Recorder's office of Delaware County, Ohio.

ARTICLE III

UNIT OWNERS (MEMBERS)

Section 1. Composition. Each Unit Owner, as defined in the Declaration, is a member of the Association.

Section 2. Annual Meetings. Regular annual meetings of the Unit Owners shall be held in the second calendar quarter of each year hereafter, on a date and at an hour established, from time to time, by the Board, provided, that, in any event, there shall be no more than fourteen (14) months between annual meetings of the members.

Section 3. Special Meetings. Special meetings of the Unit Owners may be called at any time by the president or by the Board, or upon written request of Unit Owners entitled to exercise one-fourth (1/4) or more of the voting power of Unit Owners, and when required by the Condominium Act.

Section 4. Notice of Meetings. Written notice of each meeting of Unit Owners shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least five days before such meeting, to each Unit Owner entitled to vote at such meeting, addressed to the Unit Owner's address last appearing on the books of the Association, or supplied by such Unit Owner to the Association for the purpose of notice, or by delivering a copy of that notice at such address at least five (5) days before the meeting. The notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the specific purposes of the meeting, and, in the case of special meetings called by the petition and written request of Unit Owners, the specific motion or motions (other than procedural) to be voted upon. Attendance by a Unit Owner, either in person or by proxy, at a meeting of Unit Owners without protesting prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by the Unit Owner of notice of such meeting.

Section 5. Conduct of Meetings. All meetings of the Unit Owners shall be conducted by the Board, and presided over by the president of the Association, or as otherwise directed by the Board.

Section 6. Participation at Meetings. Meetings of the Unit Owners shall be open to all Unit Owners unless otherwise specified by the Board in the notice of meeting. The Board, in its sole discretion, may exclude from attendance at a meeting of the Unit Owners, Unit Owners and their agents and representatives (other than Declarant and its successors and assigns so long as Declarant owns a Unit or Units in the Condominium or has the right to expand the Condominium) in these instances:

(a) A determination by the Board that the Unit Owner has a threatened or pending adverse interest to the interests of the Association, or the Board, or any member of

the Board, or any officer, employee, committee member, or agent of the Association, in such Person's capacity as such, if a subject of the meeting will be a discussion of a vote with regard to such adverse interest; or

(b) for any other reason deemed by the Board, from the standpoint of the Association's best interests, to be of sufficient merit that attendance and participation at a meeting by such Unit Owner would not be in the Association's best interests;

provided, that nothing contained in this Section shall preclude or exclude a Unit Owner from voting by proxy, on any matter properly voted upon at that meeting by Unit Owners.

Section 7. Quorum; Adjournment. The Unit Owners present, in person or by proxy, at any duly called and noticed meeting of Unit Owners, shall constitute a quorum for such meeting. Unit Owners entitled to exercise a majority of the voting power of Unit Owners represented at a meeting in person or by proxy, may, at any time, adjourn such meeting. If any meeting is so adjourned, notice of such adjournment need not be given if the time and place to which such meeting is adjourned are fixed and announced at such meeting.

Section 8. Voting Rights. One vote on matters upon which Unit Owners are entitled to vote shall be allocated to each Unit, exercisable as the owners of the undivided fee simple interests in that Unit may from time to time determine. If the owners of the fee simple interests in a Unit are unable with respect to a particular matter to agree among themselves as to the vote to be cast with respect to that Unit, no vote shall be cast with respect to that Unit or that particular matter, provided, that unless timely challenged by an owner of a fee simple interest in a Unit, any owner of a fee simple interest in that Unit may cast the entire vote with respect to that Unit. The Board, from time to time, may suspend the right of the owner or owners of a Unit to cast a vote with respect to that Unit if Assessments with respect to that Unit are overdue, or there is at that time, with respect to the Unit Owners or Occupants of that Unit, a failure to observe any of the terms of the Condominium Organizational Documents, or rules and regulations duly adopted by the Board and then in effect.

Section 9. Voting Power. Except as otherwise provided in the Condominium Organizational Documents, or by law, a majority of the voting power of Unit Owners voting on any matter that may be determined by the Unit Owners at a duly called and noticed meeting shall be sufficient to determine that matter. The rules of Roberts Rules of Order shall apply to the conduct of all meetings of Unit Owners except as otherwise specifically provided in the Condominium Organizational Documents or by law.

Section 10. Proxies. At any meeting of Unit Owners, a Unit Owner may vote in person or by proxy. All proxies shall be in writing and filed with the secretary prior to the meeting. A telegram, cablegram, electronic mail or an electronic, telephonic or other transmission appearing to have been transmitted by a Unit Owner, appointing a proxy, is a sufficient writing as is a photographic, photostatic, facsimile or equivalent reproduction of a writing signed by a Unit Owner, appointing a proxy, is a sufficient writing. Every proxy shall be revocable and shall automatically cease upon conveyance by a Unit Owner of that Unit Owner's fee simple interest in that Unit, and, in any event, shall not be valid after the expiration of eleven months after it is made unless it specifies the date on which it is to expire or the length of time it is to continue in force.

Section 11. Action In Writing Without Meeting. Unless otherwise required by law, any action that could be taken by Unit Owners at a meeting may be taken without a meeting with the affirmative vote or approval, in a writing or writings, of Unit Owners or their proxies having not less than seventy-five percent (75%) of the voting power of Unit Owners, or such greater proportion of the voting power as may be required by the Condominium Organizational Documents, or by law.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. Initial Directors. The initial Directors and their business addresses are as set forth in the Articles of Incorporation, or such other person or persons as may from time to time be substituted and designated by Declarant.

Section 2. Successor Directors. No later than sixty (60) days after Declarant has sold and conveyed Units to which twenty-five percent (25%) of the undivided interests in the Common Elements appertain, the Unit Owners shall meet, and the Unit Owners other than Declarant shall elect one Director at such meeting to replace whichever Director Declarant designates. Within the earlier of (a) five years from the date of the establishment of the Association, and (b) sixty (60) days after the sale and conveyance, to purchasers in good faith and for value, of Units to which seventy-five percent (75%) of the undivided interests in the Common Elements appertain, the Association shall meet and all Unit Owners, including Declarant, shall elect six Directors, whose terms shall commence at the end of the meeting during which

they are elected, to replace all of those Directors earlier elected or designated by the Unit Owners or Declarant, respectively. The terms of the six Directors shall be staggered so that the terms of one-third (two (2)) of the Directors will expire and successors will be elected at each annual meeting of the Association. Thereafter, at such annual meetings, successors to the Directors whose terms then expire shall be elected to serve three-year terms. The foregoing notwithstanding, from and after the time that the Association meets and the Unit Owners elect the six Directors, the Unit Owners, by the vote of Unit Owners exercising not less than a majority of the voting power of Unit Owners, may, from time to time, change the number and terms of Directors, provided, that in any such event the terms of not less than one-third of the Directors shall expire annually. For purposes of computing undivided interests pursuant to the foregoing, those interests shall be computed by comparing the number of Units sold and conveyed to the maximum number of Units (sixty-one (61)) that may be in the Condominium. Declarant shall have the right at any time to waive its right to select one or more Directors or to vote in an election of Directors. In addition, notwithstanding any requirement as to the maximum time period during which Directors appointed by Declarant may serve, Declarant reserves the right, at any time prior thereto to have the Unit Owners elect Directors and for Declarant to turn over the functions of operation of the Association to those elected Directors.

Section 3. Removal. Excepting only Directors named in the Articles of Incorporation or selected by Declarant, any Director may be removed from the Board with or without cause, by the holders of not less than seventy-five percent (75%) of the voting power of Unit Owners. In the event of the death, resignation or removal of a Director other than one named in the Articles of Incorporation or a substitute selected by Declarant, that Director's successor shall be selected by the remaining members of the Board and shall serve until the next annual meeting of Unit Owners, when a Director shall be elected to complete the term of such deceased, resigned or removed Director. In the event of removal of all Directors, the Unit Owners shall, at the meeting at which all Directors are removed, elect Directors to complete the terms of the removed Directors. Declarant shall have the sole right to remove, with or without cause, any Director designated in the Articles of Incorporation, or a substitute selected by Declarant, and select the successor of any Director so selected who dies, resigns, is removed or leaves office for any reason before the election of Directors by all of the Unit Owners as provided herein.

Section 4. Qualification. To qualify for nomination, election or appointment as a Director (other than by Declarant), the prospect must be an individual who is a Unit Owner or Co-Owner of a Unit, the spouse of a Unit Owner or Co-Owner of a Unit, or a designated principal, member of a limited liability company, partner, director, officer, or employee of an entity or other organization that is a Unit Owner, and such Unit Owner or Co-Owner of a Unit or the Unit Owner of such spouse must not then be delinquent in the payment of any obligation to the Association, or then be an adverse party to the Association, or its Board or any member thereof (in that member's capacity as a Board member) in any litigation involving one or more of those parties.

Section 5. Nomination. Nominations for the election of Directors to be elected by the Unit Owners may be made by a nominating committee appointed by the Board, or, if the Board fails to appoint a nominating committee, by the Board itself. Nominations may also be made from the floor at the meetings.

Section 6. Election. Unless there are no more nominees than vacancies, election to the Board by the Unit Owners shall be by secret written ballot. At such elections, the Unit Owners or their proxies may cast, in respect to each vacancy, such number of votes as they are entitled to under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected, and, likewise, those receiving the largest number of votes shall be elected to the longest terms. In cases of ties, a runoff election between only those persons who received the same number of votes, and only for purposes of resolving the tie vote, shall be conducted in the same manner as the original election. The person or persons receiving the largest number of votes shall be elected Director or shall serve the length of the term the subject of the runoff election. In no case shall cumulative voting be permitted.

Section 7. Compensation. Unless otherwise determined by the Unit Owners at a meeting duly called and noticed for such purpose, no Director shall receive compensation for any service rendered to the Association as a Director. However, any Director may be reimbursed actual expenses incurred in the performance of duties as a Director.

Section 8. Regular Meetings. Regular meetings of the Board shall be held on such dates and at such places and times as may be fixed from time to time by resolution of the Board, but not less than quarterly.

Section 9. Special Meetings. Special meetings of the Board shall be held when called by the president of the Board, or by a majority of the Directors, after not less than three days notice to each Director.

Section 10. Quorum. The presence at any duly called and noticed meeting of Directors entitled to cast a majority of the voting power of Directors, in person and/or by participation by means of

communications equipment if all persons participating can hear each other, participate, and respond to every other participating member of the Board, shall constitute a quorum for such meeting.

Section 11. Voting Power. Each Director shall be entitled to a single vote, and, except as otherwise provided in the Condominium Organizational Documents, or by law, vote of a majority of the Directors voting on any matter that may be determined by the Board at a duly called and noticed meeting at which a quorum is present, in person or by participation as provided in Section 10, above, shall be sufficient to determine that matter.

Section 12. Action In Writing Without Meeting. Any action that could be taken by the Board at a meeting may be taken without a meeting with the written consent, in a writing or writings, of all of the Directors.

Section 13. Powers and Authority. The Board shall exercise all powers and have all authority, under law, and under the provisions of the Condominium Organizational Documents, that are not specifically and exclusively reserved to the Unit Owners by law or by other provisions of the Condominium Organizational Documents, and without limiting the generality of the foregoing, the Board shall have the right, power and authority to:

(a) take all actions deemed necessary or desirable to comply with or to cause compliance with all requirements of law, and the Condominium Organizational Documents;

(b) hire and fire managing agents, attorneys, accountants, and other independent contractors and employees that the Board determines are necessary or desirable in the management of the Condominium Property and the Association;

(c) commence, defend, intervene in, settle, or compromise any civil, criminal, or administrative action or proceeding that is in the name of, or threatened against, the Association, the Board, or the Condominium Property, or that relates to matters affecting the Condominium Property;

(d) enter into contracts and incur liabilities relating to the operation of the Condominium Property;

(e) regulate the use, maintenance, repair, replacement, modification, and appearance of the Common Elements;

(f) obtain insurance coverage and bonds the Directors consider appropriate or necessary; provided that insurance coverage and bonds required pursuant to the provisions of the Declaration and in amounts no less than that required pursuant to the provisions of the Declaration shall be obtained and maintained;

(g) enforce the covenants, conditions and restrictions set forth in the Declaration;

(h) cause additional improvements to be made as part of the Common Elements;

(i) repair, maintain and improve the Common Elements;

(j) acquire, encumber, and convey or otherwise transfer personal property;

(k) grant easements, leases, licenses, and concessions through or over the Common Elements;

(l) impose and collect fees or other charges for the use, rental, or operation of the Common Elements;

(m) establish, enforce, levy and collect Assessments, late fees, delinquent interest and such other charges as are provided for in the Declaration and adopt, publish, and enforce rules and regulations concerning the same;

(n) impose interest and late charges for the late payment of assessments and impose returned check charges;

(o) adopt and amend rules that regulate the collection of delinquent assessments and the application of payments of delinquent Assessments;

(p) impose reasonable charges for preparing, recording, or copying amendments to the Declaration, Bylaws, resale certificates, or statements of unpaid assessments;

(q) enter a Unit for bona fide purposes when conditions exist that involve an imminent risk of damage or harm to Common Elements, another Unit, or to the health or safety of the Occupants of that Unit or another Unit;

(r) adopt and publish rules and regulations governing the use of the Common Elements and the personal conduct of Unit Owners, Occupants and their guests thereon, provided that no such rules or regulations shall be intended to, or interpreted as, or create distinctions or different criteria or standards between Unit Owners who are Occupants and their interests, and Occupants who are not Unit Owners, and their interests;

(s) suspend the voting rights of a Unit Owner during any period in which such Unit Owner shall be in default in the payment of any Assessment or other charge levied by the Association (such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for each infraction of published rules and regulations or of any provisions of the Condominium Organizational Documents);

(t) declare the office of a member of the Board to be vacant in the event such Director shall be absent from three consecutive regular meetings of the Board;

(u) cause excess funds of the Association to be invested in such reasonable investments that meet standards for fiduciary investments under Ohio law as the Board may from time to time determine;

(v) borrow funds, as needed, and pledge and assign such security and rights of the Association, including rights to levy and collect Association Assessments of every type or nature, or other future income, and to file liens therefore and enforce collection thereof, as might be necessary or desirable in the judgment of the Board, to obtain any such loan;

(w) take such actions and expend the Association funds and Assessments as the Board deems appropriate, in its sole discretion, to satisfy the requirements of institutional mortgagees, and guarantors and insurers of first mortgage loans for the financing or refinancing of Units a part of the Condominium;

(x) purchase, cause the Association to hold title to, and sell real property not declared to be part of the Condominium Property, provided that (i) if any such transaction takes place prior to the time Unit Owners other than the Declarant assume control of the Association, approval of the transaction must be obtained from Declarant and Unit Owners other than Declarant exercising not less than seventy-five percent (75%) of the voting power of the members of the Association, as well as the Board, and (ii) if after Unit Owners other than Declarant assume control of the Association, the approval of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of members of the Association, as well as the Board; and

(y) do all things and take all actions permitted to be taken by the Association by law, not prohibited or otherwise limited by the provisions of the Condominium Organizational Documents, or not specifically reserved thereby to others.

Section 14. Duties. It shall be the duty of the Board to:

(a) cause to be kept a complete record of all its acts and corporate affairs, including correct and complete books and records of account that specify receipts and expenditures relating to Common Elements and other common receipts and expenses, records showing the allocation, distribution, and collection of common profits, losses, and expenses among and from Unit Owners, minutes of meetings of the members and meetings of the Board, and records of the names and addresses of Unit Owners and their respective undivided interests in the Common Elements;

(b) present the latest available financial statement of the Association to the Unit Owners at each annual meeting of Unit Owners, or at any special meeting when requested in writing by Unit Owners representing not less than a majority of the voting power of Unit Owners;

(c) cause to be enforced the legal requirement that each Person who obtains a fee simple interest in a Unit provide to the Association, in writing, within thirty (30) days after acquiring such interest:

(i) the home address, home and business mailing addresses, and the home and business telephone numbers of the Unit Owner and all Occupants of the Unit; and

(ii) the name, business address, and business telephone number of any Person who manages the Unit Owner's Unit as an agent of that Unit Owner;

and the requirement that each Unit Owner notify the Association in writing of any change in the foregoing information within thirty (30) days of the change.

(d) supervise all officers, agents and employees of the Association and see that their duties are properly performed;

(e) cause an annual budget to be prepared, and amendments thereto as needed; provided that the failure or delay of the Board to adopt a budget as provided in the Condominium Organizational Documents shall not constitute a waiver or release of the obligation of a Unit Owner to pay the Assessments and in such event, the budget last adopted shall continue until such time as the Board adopts a new budget;

(f) as more fully provided in the Declaration, establish, levy, enforce and collect Assessments;

(g) subject to applicable law, issue, or to cause an appropriate representative to issue, upon demand by any Person, a certificate setting forth whether or not any Assessment has been paid;

(h) procure and maintain insurance and bonds as provided in the Declaration, and as the Board deems advisable;

(i) cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration; and

(j) take all other actions required to comply with all requirements of the Condominium Organizational Documents.

Except in the case of Special Individual Unit Assessments for utility charges, interest, late charges, returned check charges, court costs, arbitration costs, and/or attorney fees, prior to levying a Special Individual Unit Assessment, as provided in the Declaration, the Board shall give the Unit Owner or Unit Owners written notice of the proposed Assessment that includes:

(i) a statement of the facts giving rise to the proposed Special Individual Unit Assessment, including, if applicable, a description of the property, damaged, or the violation, of the restriction, rule or regulation allegedly violated;

(ii) the amount of the proposed Special Individual Unit Assessment;

(iii) a statement that the Unit Owner has a right to a hearing before the Board to contest the proposed Special Individual Unit Assessment by delivering to the Board a written notice requesting a hearing within ten days after the Unit Owner receives written notice of the proposed Special Individual Unit Assessment; and

(iv) in the case of a charge for violation of a restriction, rule or regulation, a reasonable date by which the Unit Owner must cure the alleged violation to avoid the proposed Special Individual Unit Assessment.

The notice by the Board given pursuant to the foregoing may be delivered personally to the Unit Owner to whom a Special Individual Unit Assessment is proposed to be charged, personally to an Occupant of that Unit Owner's Unit, by certified mail, return receipt requested, or by regular mail. In the event after such hearing the Board determines to levy the Special Individual Unit Assessment proposed, the Board shall deliver to the Unit Owner written notice thereof within thirty (30) days of the date of that hearing.

Section 15. Delegation of Authority; Management; Contracts. The Board may delegate all or any portion of its authority to discharge its responsibilities to a managing agent. This delegation of authority and responsibility to a managing agent may be evidenced by one or more management contracts which may

provide for the payment of reasonable compensation to such managing agent as a common expense, provided, however, that any agreement for professional management shall be terminable by the Association for cause on thirty (30) days' written notice; shall be terminable by either party without cause and without penalty, on written notice of ninety (90) days or less; and shall be bona fide and commercially reasonable at the time entered into under the circumstances then prevailing, provided that, in the case of any professional management contract entered into before control of the Association is vested in Unit Owners other than Declarant, the contract must give the Association the right to terminate it without cause and without penalty at any time after control of the Association has been transferred to or assumed by Unit Owners other than Declarant. Subject to the foregoing, nothing contained herein shall preclude Declarant, or any other entity designated by Declarant, from being employed as managing agent. The managing agent, or the Board, if there is no managing agent, shall have the authority to enter into contracts with Declarant or an affiliate of Declarant, as defined by an institutional first mortgagee or an agency or organization which purchases, insures, or guarantees first mortgages, for goods, services, or for any other thing, including, without limiting the generality of the foregoing, contracts for the providing of maintenance and repair services, provided the same are bona fide and commercially reasonable to the Unit Owners at the time entered into under the circumstances then prevailing. In any case, no management contract or agreement by the Association executed prior to the assumption of control of the Association by Unit Owners other than Declarant shall extend more than ninety (90) days, and no other contract, except for necessary utility services, shall extend more than one year, subsequent to that assumption of control unless renewed by vote of Unit Owners pursuant to the provisions of these Bylaws.

ARTICLE V

OFFICERS

Section 1. Enumeration of Officers. The officers of this Association shall be a president, a secretary, a treasurer and such other officers as the Board may from time to time determine. No officer need be a Unit Owner or Director of the Association. The same person may hold more than one office.

Section 2. Election and Term. Except as otherwise specifically provided in the Declaration or by law, the officers of the Association shall be elected by the Board, from time to time, to serve until the Board elects their successors.

Section 3. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 4. Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and the acceptance of such resignation shall not be necessary to make it effective.

Section 5. Duties. The duties of the officers shall be as the Board may from time to time determine. Unless the Board otherwise determines, the duties of the officers shall be as follows:

(a) President. The president shall preside at all meetings of the Board and of Unit Owners, shall have the authority to see that orders and resolutions of the Board are carried out, and shall sign all legal instruments on behalf of the Association.

(b) Secretary. The secretary shall record the votes and keep the minutes and proceedings of meetings of the Board and of the Unit Owners, serve notice of meetings of the Board and of the Unit Owners, keep appropriate current records showing the names of Unit Owners of the Association together with their addresses, and shall act in the place and stead of the president in the event of the president's absence or refusal to act.

(c) Treasurer. The treasurer shall assume responsibility for the receipt and deposit in such bank accounts, and investment of funds in such vehicles, as the Board directs, the disbursement of such funds as directed by the Board, the keeping of proper books of account, the preparation of a proposed annual budget and a statement of income and expenditures to be presented to the Unit Owners at annual meetings, and the delivery or mailing of a copy of each to each of the Unit Owners.

ARTICLE VI

COMMITTEES

The Board may appoint a nominating committee and may appoint such other committees as it deems appropriate in carrying out its purposes.

ARTICLE VII

BOOKS AND RECORDS

The books, records and financial statements of the Association, including current copies of the Declaration, Bylaws, Articles of Incorporation and effective rules and regulations, shall be available during normal business hours or under other reasonable circumstances, upon request to the Association, for inspection by Unit Owners, lenders, and the holders, insurers and guarantors of first mortgages on Units, pursuant to reasonable standards established from time to time by the Board by rule, including, but not limited to standards governing the type of documents that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents; provided, further, the Board shall not be required to permit the examination and copying of materials and information permitted to be excluded from examination and copying under the Condominium Act or the disclosure of which is prohibited by the laws of the State of Ohio or of the United States of America. During normal business hours or under other reasonable circumstances, the Association shall make available to prospective purchasers current copies of the Declaration, Bylaws, Articles, effective rules and regulations, and the most recent annual audited financial statement, if such is prepared.

ARTICLE VIII

AUDITS

The Board shall cause the preparation and furnishing of an audited financial statement of the Association for the immediately preceding fiscal year, in the following circumstances:

(a) to each requesting Unit Owner within a reasonable time after request, at the expense of the Association, upon the affirmative vote of Unit Owners exercising not less than a majority of the voting power of Unit Owners;

(b) to each holder, insurer, or guarantor of a first mortgage upon a Unit which requests the same, in writing, within a reasonable time thereafter, provided the audit, if an audited statement is not already available, shall be prepared at the expense of such requesting party; and

(c) during such time, if any, as the Condominium contains fifty (50) or more Units, to each holder, insurer or guarantor of a first mortgage on a Unit who makes a written request therefor, within one hundred twenty (120) days of the Association's fiscal year end.

ARTICLE IX

FISCAL YEAR

Unless otherwise changed by the Board, each fiscal year of the Association shall begin on the first day of January and terminate at the end of the 31st day of December of that year, except that the first fiscal year shall begin on the date of incorporation of this Association and terminate at the end of the next following 31st day of December.

ARTICLE X

INDEMNIFICATION

Section 1. Third Party Actions. The Association shall indemnify any individual who is or was a party or is threatened to be made a party to any threatened, pending, or completed civil, criminal, administrative or investigative action, suit, or proceeding, including all appeals, other than an action, suit or proceeding by or in the right of the Association, by reason of the fact that the individual is or was a Director, officer, employee, or volunteer of the Association, against expenses (including attorney fees), judgments, fines, penalties, and amounts paid in settlement actually and reasonably incurred by that individual in connection with such action, suit or proceeding, if that individual acted in good faith and in a manner that individual reasonably believed to be in or not opposed to the best interests of the Association and, with

respect to any criminal action or proceeding, if that individual had no reasonable cause to believe that individual's conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not create, of itself, a presumption that the individual did not act in good faith and in a manner which that individual reasonably believed to be in or not opposed to the best interest of the Association and, with respect to any criminal action or proceeding, a presumption that the individual had reasonable cause to believe that the individual's conduct was unlawful.

Section 2. Derivative Actions. The Association shall indemnify any individual who is or was a party, or threatened to be made a party, to any threatened, pending, or completed action or suit, including all appeals, by or in the right of the Association to procure a judgment in its favor, by reason of the fact that the individual is or was a Director, officer, employee, or volunteer of the Association, against expenses (including attorney fees) actually and reasonably incurred by that individual in connection with the defense or settlement of such action or suit, if the individual acted in good faith, and in a manner that individual reasonably believed to be in or not opposed to the best interests of the Association, except that no indemnification shall be made in respect of (a) any claim, issue, or matter as to which such individual is finally adjudged to be liable for negligence or misconduct in the performance of that individual's duty to the Association unless, and only to the extent that, the court of common pleas or the court in which such action or suit was brought determines, upon application, that, despite the adjudication of liability but in view of all the circumstances of the case, such individual is fairly and reasonably entitled to indemnity for such expenses as the court of common pleas or such other court considers proper, or (b) any action or suit in which a Director is found liable only pursuant to the provisions of Section 1702.55 of the Ohio Revised Code.

Section 3. Other Determinations of Rights. Unless ordered by a court, any indemnification under Sections 1 and 2 of this Article shall be made by the Association only as authorized in the specific case, upon a determination that indemnification of the Director, officer, employee or volunteer is proper under the circumstances because that individual has met the applicable standard of conduct set forth in Sections 1 and 2 of this Article. Such determination shall be made in any one of the following manners: (a) by a majority vote of a quorum consisting of Directors who were not and are not parties to or threatened with the action, suit or proceeding referred to in Sections 1 and 2 of this Article, or (b) by the members by majority vote.

Section 4. Indemnification of Agents and Others. The Association may, from time to time, and in its sole discretion, indemnify any individual who is or was an agent, or other authorized representative of the Association, other than those described under Sections 1 and 2 of this Article who may be indemnified, or is or was serving at the request of the Association as a director, officer, or employee of another corporation, limited liability company, partnership, joint venture, trust, or other enterprise, against any liability asserted against that individual or incurred by that individual in any such capacity or arising out of that individual's status as such, in the same manner and to the same extent as provided herein for Directors, officers, employees and volunteers of the Association.

Section 5. Advances of Expenses. Expenses of each individual indemnified herein incurred in defending a civil, criminal, administrative, or investigative action, suit, or proceeding (including all appeals), or threat thereof, may be paid by the Association in advance of the final disposition of such action, suit, or proceeding as authorized by the Directors, whether a disinterested quorum exists or not, upon receipt of an undertaking by or on behalf of such individual, to repay such amount, if it is ultimately determined that that individual is not entitled to be indemnified by the Association.

Section 6. Nonexclusiveness; Heirs. The foregoing rights of indemnification are not exclusive, shall be in addition to any other rights granted to those seeking indemnification as a matter of law, or under the provisions hereof, any lawful rules or regulations, any agreement, vote of members or disinterested Directors, or otherwise, both as to actions in their official capacities and as to actions in another capacity while holding their offices or positions, shall continue as to an individual who has ceased to be a Director, officer, employee, member, agent, or volunteer, and shall inure to the benefit of the heirs, executors, and administrators of such an individual.

Section 7. Purchase of Insurance. The Association may purchase and maintain insurance, or furnish similar protection, including but not limited to trust funds, letters of credit, or self- insurance, for or on behalf of any individual who is or was a Director, officer, agent, employee, or volunteer of the Association, or is or was serving at the request of the Association as a director, officer, employee, member, manager, agent or volunteer of another corporation, limited liability company, partnership, joint venture, trust, or other enterprise, against any liability asserted against that individual or incurred by that individual in any such capacity, or arising out of that individual's status as such, whether or not the Association would have the power to indemnify that individual against such liability under the provisions of this Article or of the Ohio nonprofit corporation law.

ARTICLE XI

AMENDMENTS

Any modification or amendment of these Bylaws shall be made only by means of an amendment to the Declaration, in the manner and subject to the approvals, terms and conditions set forth therein, and shall be effective from the time a certificate setting forth such modification or amendment is delivered for recording to the Delaware County Recorder's office.

IN TESTIMONY WHEREOF, the undersigned, the sole member of the Association, has caused these Bylaws to be duly adopted on or as of the 3rd day of December 2018.

EPCON MUIRFIELD, LLC,
an Ohio limited liability company

By _____
Joel D. Rhoades, Regional President
of Epcon Muirfield, LLC