

Condominium Plat  
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Robert G. Montgomery  
Franklin County Recorder

**DECLARATION AND BYLAWS**  
**CREATING AND ESTABLISHING A PLAN FOR**  
**CONDOMINIUM OWNERSHIP**  
**UNDER CHAPTER 5311 OF THE REVISED CODE OF OHIO**  
**FOR**  
**RICHMOND SQUARE CONDOMINIUM**

---

**CERTIFICATE OF AUDITOR**

June 3, 2008

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

Joseph A. Festa  
Franklin County Auditor

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## DECLARATION

This is the Declaration of Richmond Square Condominium made on or as of the 29th day of May 2008, pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio.

### Recitals

A. Richmond Square, LLC, an Ohio limited liability company, "Declarant", is the owner in fee simple of all of the real property hereinafter described 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, filed with the Secretary of State of Ohio, incorporating Richmond Square Condominium Association as a corporation not-for-profit under the provisions of Chapter 1702 of the Revised Code of Ohio (the State of Ohio's enabling nonprofit corporation act).

3. "Assessments" mean all charges, of whatever nature, levied by the Condominium Association against a Unit and its 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. "Board" and "Board of Directors" mean those persons who, as a group, serve as the board of directors of the Condominium Association.

5. "Bylaws" mean the bylaws of the Condominium 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 Condominium Association under and pursuant to the provisions of Chapter 1702. A true copy of the Bylaws is attached hereto and made a part hereof.

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

7. "Condominium" and "Richmond Square Condominium" mean the condominium regime for the Condominium Property created under and pursuant to the Condominium Act.

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

9. "Condominium Association" and "Richmond Square Condominium Association" mean the corporation not-for-profit created by the filing of the Articles and is also one and the same as the Condominium Association created for the Condominium under the Condominium Act.

10. "Condominium Instruments" means this Declaration, the Bylaws, the Drawings, any contracts pertaining to the management of the Condominium Property, the condominium development

13. "Declarant" means Richmond Square, LLC, 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 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 Condominium 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 and will be filed separately herefrom by the appropriate public authorities.

17. "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.

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

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

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

21. "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.

22. "Unit Owner" and "Unit Owners" or "Owner" and "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 Condominium 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 below-described property under and pursuant to the provisions of the Condominium Act:

**ARTICLE I**

**THE LAND**

A legal description of the land constituting a part of the Condominium Property, located in the Village of New Albany, Franklin County, Ohio, and consisting of 0.565 acres, more or less, is attached hereto and marked "Exhibit A".

**ARTICLE II**

**NAME**

The name by which the Condominium shall be known is "Richmond Square Condominium."

**ARTICLE III**

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. Notwithstanding the foregoing, household domestic pets, not bred or maintained for commercial purposes, may be maintained in 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.

(b) Architectural Control. Except for improvements constructed by Declarant or its designee during the initial construction, 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, 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. Nothing visible to the exterior shall be permitted to be hung, placed, displayed or maintained in Limited Common Elements 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 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 Elements shall be used for any purpose other than the health, safety, welfare, convenience, comfort, recreation or enjoyment of Unit Owners and Occupants.

(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 Condominium 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 hereof. 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, any 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

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 Condominium Association.

(g) Existing Restrictions. In addition to the foregoing restrictions, the Condominium Property is also subject to certain covenants and restrictions set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements for the New Albany County Club (the "Country Club Covenants") of record in Official Record Volume 16185, Page C14, et seq., the Declaration of Covenants, Conditions, Restrictions and Easements for the New Albany Communities (the "Master Covenants") of record in Official Record Volume 16185, Page A01, et seq., and Deed Restrictions of record as Instrument Number 200508120164256, all of the records of the Franklin County Recorder, as each may be supplemented or amended from time to time. In the case of a conflict between any of the foregoing and the provisions hereof, the most restrictive provision shall apply.

In addition, to the provisions and restrictions contained herein, the Country Club Covenants, the Master Covenants, and the Deed Restrictions, each Unit and its Owner is also subject to the Declaration of Covenants, Conditions, Restrictions for The New Albany Community Authority (the "Community Authority Covenants") of record in Official Record Volume 16999, Page C04, et seq., records of the Franklin County Recorder, as the same may be amended from time to time, and to a community development charge levied or to be levied by The New Albany Community Authority pursuant to the provisions of the Community Authority Covenants.

(h) 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 this Declaration.

(i) 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 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 Condominium Association or its managing agent, or their licensees or invitees.

(j) Reallocations. 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.

(k) Renting and Leasing. No Unit or part thereof shall be rented or used for transient or hotel 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. Any lease agreement shall be in writing, shall provide that the lease shall be subject in all respects to the provisions hereof, 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. 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.

(l) 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



impact noise transmission in a building such as within the Condominium is very difficult to control, and that noises from adjoining or nearby Units and/or mechanical equipment may be heard in another Unit. Declarant does not make any representation or warranty as to the level of sound or impact noise transmission between and among Units and the other portion of the Condominium Property, and each Unit Owner hereby waives and expressly releases, to the extent not prohibited by applicable law, any such warranty and claims for loss or damages resulting from sound or impact noise transmission.

(o) 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 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.

(p) 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.

(q) 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, (iii) one or more of such Units or a portion thereof may be maintained for the use of the Condominium Association in fulfilling its responsibilities.

(r) Vehicles. 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.

(s) 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 or ornament, 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.

Section 2. Other. In addition, the Condominium also contains green and landscaped areas, and paved drive areas. There are no recreation facilities a part of the Condominium.

## ARTICLE V

### UNITS

Section 1. Unit Designations. Each of the dwelling units, each of which is called "a Unit", is designated by a number corresponding with the numerical portion of that Unit's street address (the Unit's "Unit designation") and 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". Information concerning the Units, with a listing of proper Unit designations, is shown on the attached "Exhibit C".

#### Section 2. Composition of Units.

(a) Unit Composition. Each Unit constitutes a single freehold estate and consists, among other things, of the space in the building designated by that Unit's designation on the Drawings that is bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floor at the lowest level, and the unfinished interior surface of the ceiling of the highest floor, all projected, if necessary by reason of structural divisions such as interior walls and partitions, to constitute complete enclosures of space, and all improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition, each Unit shall include:

(i) the decorated surfaces, including paint, lacquer, varnish, wall covering, tile and other finishing material applied to floors, ceilings, and interior and perimeter walls, carpeting, if any, and the drywall, paneling and other finishing wall material;

(ii) the finished walls, ceilings and floors themselves, but not the building's supporting elements, such as but not limited to rafters and joists, above the ceiling at the Unit's highest level, and the sub-flooring below the finished floors themselves at the lowest level of the Unit, and the structural walls or structural components thereof to which the finished walls, such as but not limited to plaster, drywall, and paneling are affixed;

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

(iv) all fixtures and appliances installed for the exclusive use of that Unit, commencing at the point of disconnection from the structural body of the building and from utility pipes, lines or systems serving the entire building or more than one Unit thereof, 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 a Unit), and components of the foregoing, if any;

(v) all plumbing, electric, heating, cooling and other utility or service lines, pipes, wires, ducts, conduits and apparatus, wherever located, which serve only that Unit;

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

(vii) all interior walls that are not necessary for support of the structure, and all components thereof and all space encompassed thereby;

(viii) the portion of fireplaces, if any, actually within the interior of a

excluding therefrom, however, all of the following items, whether or not located within the bounds of that Unit:

(i) any supporting element of the building contained in interior walls, floors and ceilings;

(ii) all plumbing, electric, heating, cooling and other utility or service lines, pipes, sump pumps and accessories thereto, wires, ducts and conduits which serve any other Unit; and

(iii) fireplace stacks and chimneys, if any.

(b) Unit Types, Sizes, Locations and Components. The type, composition, and approximate interior area of each type of Unit which is or may be part of the Condominium are shown on the attached Exhibit D. The location, dimensions, type and composition of each Unit are also shown on the Drawings. Each Unit has direct access to Common Elements, which lead directly to Keswick Drive, 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 so described herein, are Limited Common Elements and consist of a driveway area in front of each Unit's garage, in some instances a front or side porch or stoop, a terrace located on top of a portion of the garage in the case of Units with a garage on the lower level, and/or a patio area or porch and improvements within those areas (except utility lines that serve another Unit or components of the Unit). Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is described, designed or designated herein, or on Exhibits hereto, or on the Drawings 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) and thus, resulting in each Unit having an equal undivided interest. 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 Condominium Association has been formed to be and to serve as the Unit Owners' association of the Condominium. Declarant is presently the sole member of the Condominium Association.

Section 2. Membership. Membership in the Condominium 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

Section 6. Other Associations. As previously described, the Condominium Property, the Units, the Condominium Association and the Unit Owners are subject to the Master Covenants and the Country Club Covenants. The foregoing Master Covenants and Country Club Covenants provide, among other things that each Unit Owner is a member of the New Albany County Club Community Association, Inc. (the "Country Club Association") and a member of The New Albany Communities Master Association, Inc. (the "Master Association"), respectively. The Country Club Association and the Master Association each provide facilities or recreation, education or social services to owners of property other than the Condominium Property and each Unit Owner is responsible for paying annual assessments to both the Country Club Association and the Master Association.

## ARTICLE VIII

### AGENT FOR SERVICE

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

Thomas Markworth  
495 South High Street, Suite 150  
Columbus, Ohio 43215-5695

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

## ARTICLE IX

### MAINTENANCE AND REPAIR

Section 1. Association Responsibility. The Condominium 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 the Limited Common Elements, and including but not limited to utility facilities serving more than one Unit, utility lines in the Common Elements, lawns, shrubs, trees, walkways, private drives and roadways, parking areas, fireplace stacks, liners and chimneys, and the structural portions and exterior portions of all buildings and improvements which are a part of the Common Elements, including the Limited Common Elements, and that do not constitute part of a Unit, provided that the Condominium Association shall not be responsible for the cleaning and housekeeping of Limited Common Elements or components thereof. Except to the extent, if any, that a loss is covered by insurance maintained by the Condominium Association, and then only to the extent the net proceeds, after deductibles, are available for that purpose, the Condominium Association shall not have the responsibility to pay the cost of repair or maintenance of any Unit, or component thereof, or repair, maintenance or replacement of personal property within a Unit, or improvements made by Unit Owners hereafter.

Section 2. Individual Responsibility. Except to the extent that repairs and maintenance of utility lines and apparatus are to be made by a utility provider, each Unit Owner shall repair and maintain the Unit or Units, and all components thereof, owned by that Unit Owner, and improvements made by that Unit Owner, and perform cleaning and housekeeping with respect to Limited Common Elements appurtenant to that Owner's Unit. Without limiting the generality of the foregoing, this repair and maintenance responsibility of a Unit Owner shall include repair, maintenance and replacement of all windows, screens and doors, including the frames, sashes and jambs, and the hardware therefor. 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 Unit or 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 Condominium 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 on the Unit owned by that Unit Owner and on that Unit Owner. The determination that such maintenance or repair is necessary shall be made by the

## ARTICLE XI

### INSURANCE; LOSSES

Section 1. Special Broad Form Casualty Insurance. The Board shall have the authority to and shall obtain 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, the Limited Common Elements, or common property of the Condominium Association, against loss or damage by fire, lightning, and such other perils as are ordinarily insured against under "special form" policies, or, if not available, or not available at competitive rates, a policy that includes the "broad form" covered causes of loss, in amounts at all times sufficient to prevent the Unit Owners from becoming co-insurers under the terms of any applicable coinsurance clause or provision and 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:

(a) provide for coverage of interior walls, windows and doors and the frames, sashes, jambs and hardware therefor, even though these improvements may be parts of Units;

(b) provide coverage for built-in or installed improvements, fixtures and equipment that are part of a Unit;

(c) have (i) an agreed amount and inflation guard endorsement, when that can be obtained, (ii) 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, providing for contingent liability from the operation of building laws, demolition costs, and increased costs of construction; and, (iii) when applicable, a steam boiler and machinery coverage endorsement, which provides that the insurer's minimum liability per accident at least equals the lesser of two million dollars or the insurable value of the building or buildings housing the boiler or machinery (or a separate stand-alone boiler and machinery coverage policy);

(d) 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;

(e) be written in the name of the Condominium Association for the use and benefit of the Unit Owners, or its authorized representative, including any insurance trustee with whom the Condominium Association has entered into an insurance trust agreement, or any successor to such trustee, for the use and benefit of the individual Unit Owners;

(f) contain or have attached the standard Mortgagee clause commonly accepted by institutional first mortgage holders, insurers, and guarantors, which (i) 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 (ii) must be endorsed to provide that any loss shall be paid to the Condominium Association (or its insurance trustee), as a trustee for each Unit Owner and each such Unit Owner's Mortgagee, and, unless otherwise prohibited by a nationally recognized institutional first mortgage holder, insurer, or guarantor, to the holders of first mortgages on Units;

(g) have a deductible amount no greater than the lesser of ten thousand dollars or one percent of the policy face amount;

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

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

(j) provide that the insurance shall not be prejudiced by any acts or

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 a Unit Owner because of negligent acts of the Condominium Association, the Board, Unit Owners or Occupants, 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 Condominium 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 Condominium Association and to each holder of a first mortgage on a Unit.

**Section 3. Fidelity Coverage.** The Board shall obtain, or cause to be obtained, and maintain, a fidelity bond or policy providing coverage for the Condominium 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 Condominium Association. The fidelity bond or policy shall name the Condominium 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 Condominium Association's reserve funds plus three months' Assessments on all Units, and (b) the maximum amount that will be in the custody of the Condominium 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 Condominium 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 Condominium Association shall maintain a fidelity bond or policy providing coverage of no less than that required of the Condominium Association, which bond or policy names the Condominium 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 Condominium 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) 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 Condominium Association's cost and as a common expense, contractual liability insurance, Directors' and officers' liability 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 Condominium Association, as an insured on behalf of the Condominium Association, its authorized representative, including any trustee with whom the Condominium 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 Condominium Association or such designated representative, or such successor, as its agent for the purpose of purchasing and maintaining such insurance, including the collection

the insurance carried pursuant hereto by the Condominium 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 Condominium Association to the extent of any diminution and/or loss of proceeds. Without limiting the foregoing, a Unit Owner or Occupant may obtain insurance against liability for events occurring within a Unit, losses with respect to personal property and furnishings, and losses to improvements owned by the Unit Owner or Occupant, provided that if the Condominium Association obtains insurance for permanent improvements and built-in fixtures and equipment, then the insurance obtained by the Unit Owner with respect to improvements within the Unit shall be limited to the type and nature of coverage commonly referred to as "tenants' improvements and betterments". All such insurance separately carried shall contain a waiver of subrogation rights by the carrier as to the Condominium 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 or any portion thereof shall suffer damage or destruction from any cause or peril insured against 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, then such repair, restoration or reconstruction shall be undertaken by the Condominium Association and the 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 or any portion thereof shall suffer damage or destruction from any cause or peril which is not insured against, or, if insured against, the 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 Condominium 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 Condominium 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 Assessments.

Section 11. Lender Requirements. Notwithstanding the foregoing provisions of this Article, the Condominium Association shall at all times 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. Restoration of Substantial Damage or Destruction. In the event of substantial damage to or destruction of all Units in a residential building, or the taking of one or more Units in any condemnation or eminent domain proceedings, the Condominium Association shall promptly restore or replace the same, unless an election is made not to do so, as hereinafter provided.

Section 2. Election Not to Restore; Termination. The Condominium Association may, with the consent of Unit Owners entitled to exercise not less than eighty percent (80%) of the voting power of Unit Owners, and the consent of Mortgagees representing not less than fifty-one percent (51%) of the Units that are subject to mortgages, 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 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 Unit or Units, the net proceeds of insurance paid by reason of such damage or destruction, or the net amount of any award or

## ARTICLE XIII

### CONDEMNATION

Section 1. Standing. Except as hereinafter provided, the Condominium 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 Condominium Property, 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 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 Condominium Association to recoup the losses incurred by it, or any other Unit Owner, or the direct loss with respect to the Unit itself, or with regard to the usability thereof, nor diminishes any award for any such loss.

Section 2. Use of Proceeds. The award or proceeds of settlement in any actual or threatened condemnation or eminent domain proceedings, 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. If the award or proceeds are insufficient for such purpose, the excess cost shall be paid by the Condominium Association and, to the extent funds of the Condominium 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.

Section 4. Non-Restorable Unit. Notwithstanding the foregoing, in the event that as a result of any such taking, and consequent restoration or replacement, any Unit could not reasonably be restored to a condition comparable to that which existed prior to the taking, or could not be replaced, prior to the allocation and disbursement of any sum to any other Unit Owner or that Unit Owner's Mortgagee, there shall be allocated and disbursed from such award or proceeds, to each Unit Owner whose Unit cannot be so restored or replaced, and that Unit Owner's respective first Mortgagee, as their interests may appear, such amount as is equal to then fair market value of the Unit that cannot be so restored or replaced. Thereupon, such Unit or Units, and the Owners thereof, shall be immediately and automatically divested of any interest in the Condominium, the Condominium Property, and the Condominium Association, including, without limiting the generality of the foregoing, divestment of an undivided interest, vote, membership in the Condominium Association, and liability for 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 taking. 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 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.

Section 5. Power of Attorney. Each Unit Owner, by acceptance of a deed to a Unit, appoints the Condominium 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, and do all things necessary or desirable for such attorney-in-fact to exercise the rights and fulfill the responsibilities of the Condominium Association set forth in this Article with respect to condemnation or eminent domain proceedings. This power is for the benefit of each and every Unit Owner, each holder of a first mortgage on a Unit, the Condominium Association, and the real estate to which it is applicable, runs with land, is coupled with an interest, and is irrevocable.



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;

(d) for so long as Declarant, its successors and assigns, have the right to expand the Condominium, to extend utility lines from the Common Elements onto the Additional Property, and thereafter to service the same; and

(e) unless and until, if ever, the Condominium has been expanded to encompass all of the Additional Property, to Owners and Occupants of all or any part of the Additional Property, for pedestrian and vehicular access over the streets and walkways that may from time to time be a part of the Condominium Property, for ingress to and egress from the Additional Property, and each part thereof, and a public street, and to extend the same onto the Additional Property. In this connection, the Condominium Association, at all times, shall maintain an unimpeded route of vehicular and pedestrian ingress and egress over and upon the Condominium Property to and from the Additional Property and a public street.

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 Condominium Association and the rights of Owners and Occupants of Units.

Section 4. Easements for Proper Operations. Easements to the Condominium 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 Condominium 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 Condominium Association, the Condominium 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

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 Condominium 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 Condominium 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 Condominium Association's right of entry to a Unit and its appurtenant Limited Common Elements may be exercised without notice; otherwise, the Condominium Association shall give the Owners or Occupants of a Unit no less than twenty-four hours advance notice prior to entering a Unit or its appurtenant Limited Common Elements.

Section 8. Power of Attorney. Each Unit Owner, by acceptance of a deed to a Unit, appoints the Condominium 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 Condominium Association, and the real estate to which it is applicable, runs with the land, is coupled with an interest, and is irrevocable.

Section 9. 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 Condominium 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 Condominium 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-Appportionment: Due Dates.

##### (a) Operating Assessments.

(i) Prior to the time any Unit Owner is to be charged Assessments by the Condominium Association, the Board shall establish for the remainder of the Condominium Association's fiscal year, and prior to the beginning of each fiscal year of the Condominium 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 Condominium Association, consisting of the following:

a. that period's estimated cost of the maintenance, repair, and other services to be provided by the Condominium Association, including but not limited to estimated costs for maintaining and repairing the Common Elements;

e. 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

f. that period's estimated costs for the operation, management and administration of the Condominium 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 Condominium 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 Condominium Association prior to the time the Condominium 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 Condominium Association).

(v) If Operating Assessments collected 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 Condominium Association, for distribution to Unit Owners.

(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 Mortgagees hereinafter provided.

responsibility of a Unit Owner, the cost to reimburse the Condominium Association for that Owner's Unit's share of any utility cost that the Board, or its designee, reasonably determines is attributable to that Owner's Unit, the portion of the cost of casualty and/or liability insurance provided by the Condominium 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 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 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 Condominium 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 Condominium Association upon the Unit against which each such Assessment is made.

(d) 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 Franklin 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 Owner or 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 Condominium Association.

(e) 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.

(f) 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 Condominium Association) has been improperly charged against that Unit, may bring an action in the

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.

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

(i) No claim of the Condominium 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 Condominium Association has failed to provide the Unit Owner with any service, goods, work, or materials, or failed in any other duty.

(j) No Unit Owner or 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 Owners or those Owners Unit.

(k) 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 Condominium 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 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 Condominium 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.

Section 2. Limitations on Option. Declarant has no limitations on its option to expand the Condominium Property except as provided in this article, 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 Owners.

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

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 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 forty (40), thereby permitting the Condominium to be expanded to include a maximum total of forty-five (45) 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 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 dwelling units in a building, types or mix of types of dwelling units in a building, changes in number and location of garage parking spaces, the construction of Units with basements, variances in setbacks or locations of structures in relation to other improvements, changes in design or finish detail, or size, or changes or modifications in exterior elevations.

Section 11. Improvements Other than Structures. If all or a portion of the Additional Property is added to the Condominium Property, private drives, sidewalks, yard areas, and other non-structural improvements similar to those then on the Condominium Property shall be constructed on that Additional Property, and no other non-structural improvements.

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 exterior elevations, changes in size, the construction of Units with garages that are attached to the dwelling but are not located on the lower level, or the construction of Units with basements.

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. 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  
Subject to the foregoing, there are no limits as to the types, sizes, and maximum number

and drawings with respect to the Additional Property and improvements thereon added required by the Condominium Act. The approval of Unit Owners, the Condominium Association or any Mortgagee shall not be required for any amendment expanding the Condominium to include all or any portion of the Additional Property pursuant to the provisions of this Article and the Condominium Act.

Section 16. Effects of Expansion. Except as hereinafter specifically provided otherwise, upon the recording with the Franklin 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 Owner or Owners of a Unit or Units in the added portion shall thereupon become members, 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, and the Owner or Owners of a Units or Units in the added portion shall in the added portion shall thereupon become mandatory members of the County Club Association and subject to Country Club Covenants, and shall also thereupon become mandatory members of the Master Association and subject to the Master Covenants;

(c) the undivided interests of Units in the Common Elements, as so expanded, shall be reallocated on the basis of each Unit, including those added, having an equal par value of one (1.00) and, thus, resulting in each Unit, including those added, having an equal undivided interest;

(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 Condominium 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 Owners, Mortgagees, and lessees thereof, with equal meaning and of like force and effect.

## ARTICLE XVII

### NOTICES TO MORTGAGEES; FIRST MORTGAGEE'S RIGHTS CONFIRMED

Section 1. Notices to Mortgagees. Each Mortgagee 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 possibility of the following, no addition to, change in, or amendment of the

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

Section 2. First Mortgagee's 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 as otherwise specifically provided herein, additions to, changes in, or amendment of this Declaration (or the other Condominium Organizational Documents) require the consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of Unit Owners. Notwithstanding the foregoing:

(a) 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;

(b) except as otherwise provided herein, the consent of all Unit Owners, including Declarant, so long as it owns a Unit or has the right to expand the Condominium, shall be required for any amendment effecting a change in:

- (i) the boundaries of any Unit;
- (ii) the undivided interest in the Common Elements appertaining to a Unit or the liability for common expenses appertaining thereto;
- (iii) the number of votes in the Condominium Association appertaining to any Unit;

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

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

(b) the consent of Unit Owners exercising not less than eighty percent (80%) of the voting power of Unit Owners and the consent of 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 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, 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 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



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 Condominium 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.

A 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 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 Franklin County Auditor and Recorder.

## 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 Condominium Association, and their respective heirs, executors, administrators, successors and assigns.

### Section 2. Actions.

(a) In addition to any other remedies provided in this Declaration, Declarant, (only with respect to those rights directly benefiting Declarant), the Condominium 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 Condominium Association's rules and regulations. Failure by Declarant, the Condominium 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.

(b) the Condominium 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 Condominium 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 Condominium 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

enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), the Bylaws, and reasonable rules and regulations adopted by the Board; (ii) the imposition and collection of Assessments; (iii) proceedings involving challenges to ad valorem taxation; (iv) counterclaims or cross-claims brought by the Condominium Association in proceedings instituted against it; or (v) to obtain a temporary restraining order or equivalent emergency equitable relief when circumstances do not provide sufficient time to obtain the prior consents of Unit Owners in order to preserve the status quo. The Board, on behalf of the Association and without the consent of Unit Owners, will be authorized to negotiate settlement agreements and a waiver or release of claims.

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 two years in the case of Common Elements commencing on the date the first deed of record is recorded for a Unit in the phase in which the Common Element was made part of the Condominium and, in the case of a Unit, shall be one year commencing on the date the deed for the Unit from the Declarant was recorded. The Declarant hereby assigns to the Condominium 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 Condominium 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 29<sup>th</sup> day of May 2008.

**RICHMOND SQUARE, LLC**  
an Ohio Limited Liability Company

By: Duffy Communities, LLC,  
an Ohio limited liability company,  
its duly authorized member

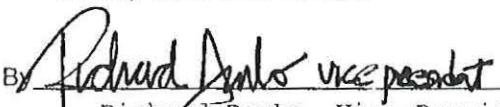
By:  Richard Danko, Vice-President  
Richard Danko, Vice-President

EXHIBIT A

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Legal Descriptions, Condominium Property  
(0.565 acres)

Situated in the State of Ohio, County of Franklin, Village of New Albany, located in Quarter Township 3, Township 2, Range 16, United States Military Lands, being out of Lot 10 of that subdivision entitled "The New Albany Country Club Section 21 Richmond Square" of record in Plat Book 109, Page 5 as originally conveyed to Richmond Square, LLC by deeds of record in Instrument Number 200508120164256 and Instrument Number 200508120164255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of U.S. Route 62 (Columbus-Millersburg Road width varies) and Richmond Square (width varies);

thence South 44° 25' 19" West, with the centerline of said U.S. Route 62 (Columbus-Millersburg Road), a distance of 37.00 feet to a point;

thence North 45° 34' 41" West, across the right-of-way of said U.S. Route 62 (Columbus-Millersburg Road), a distance of 50.00 feet to an iron pin set in the westerly right-of-way line of said U.S. Route 62 (Columbus-Millersburg Road), being the TRUE POINT OF BEGINNING;

thence South 44° 25' 19" West, with said westerly right-of-way line, a distance of 96.25 feet to an iron pin set at a southeasterly corner of Lot 108 of "The New Albany Country Club Section 6" of record in Plat Book 76, Page 54;

thence North 45° 34' 41" West, with an easterly line of said "The New Albany Country Club Section 6", a distance of 218.06 feet to an iron pin set at a southwesterly corner of Lot 1 of said "The New Albany Country Club Section 21 Richmond Square";

thence North 44° 25' 19" East, with a southerly line of said Lot 1, a distance of 44.06 feet to an iron pin set at a corner thereof;

thence North 02° 31' 06" East, continuing with said southerly line, a distance of 44.52 feet to an iron pin set at a point of curvature to the left;

thence continuing with said southerly line, the arc of said curve, having a central angle of 51° 19' 50", a radius of 20.00 feet, an arc length of 17.92 feet, a chord which bears North 23° 08' 49" West, a chord distance of 17.32 feet to an iron pin set on the southerly right-of-way line of McDonald Lane (width varies) on the arc of said curve to the left;

thence with said southerly right-of-way line, with the arc of said curve, having a central angle of 26° 52' 37", a radius of 55.00 feet, an arc length of 25.80 feet, a chord which bears South 83° 27' 31" East, a chord distance of 25.50 feet to an iron pin set;

thence South 02° 31' 06" West, across said Lot 10, a distance of 56.32 feet to a point;

thence North 86° 06' 38" East, continuing across said Lot 10, a distance of 107.29 feet to an iron pin set on the arc of a curve to the left, being in the westerly right-of-way line of Richmond Square;

EXHIBIT A (Continued)

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Legal Descriptions, Condominium Property  
(0.565 acres)

South 44° 25' 19" West, a distance of 3.21 feet to an iron pin set;

South 45° 34' 41" East, a distance of 78.50 feet to an iron pin set at a point of curvature of a curve to the right;

thence with the westerly right-of-way line of said U.S. Route 62 (Columbus-Millersburg Road), with the arc of said curve, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, a chord which bears South 00° 34' 41" East, a chord distance of 28.28 feet to the TRUE POINT OF BEGINNING, and containing 0.565 acre of land, more or less, being out of Auditors Parcel Number 222-003934.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This survey is based on a field survey performed by EMH&T, Inc., in March, 2006.

Bearings are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21 and 22, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Ogden Woods Boulevard has a bearing of North 04° 19' 12" East.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

5/20/08

Edward J. Miller  
Registered Surveyor No. 8250

EJM: tb/November 9, 2006  
0\_565 ac 62319

# EXHIBIT "B"

## RICHMOND SQUARE CONDOMINIUM

### DECLARATION OF CONDOMINIUM

Date: May 27, 2008

Scale: 1" = 50'

Job No: 2006-2319

re based on the  
shown on the  
any Country Club  
book 101, Page 21 and  
County, Ohio. On said  
centerline of Ogden  
of North 04°19'12"

or limited common

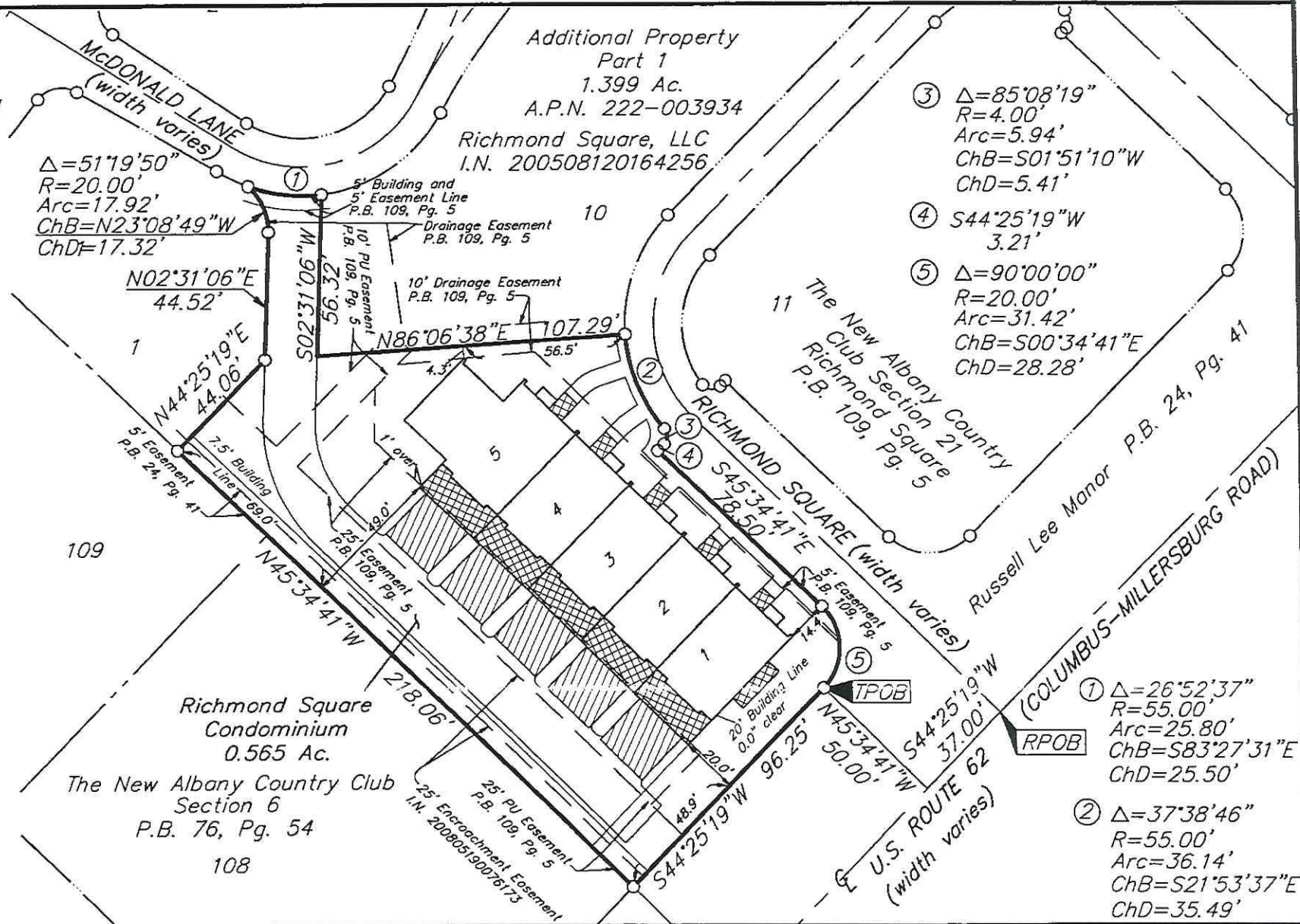
ent located

ed Common  
the Lower Level

nd

INC

100'



Additional Property  
Part 1  
1.399 Ac.  
A.P.N. 222-003934  
Richmond Square, LLC  
I.N. 200508120164256

- ③  $\Delta=85^{\circ}08'19''$   
 $R=4.00'$   
 $Arc=5.94'$   
 $ChB=S01^{\circ}51'10''W$   
 $ChD=5.41'$
- ④  $S44^{\circ}25'19''W$   
 $3.21'$
- ⑤  $\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $Arc=31.42'$   
 $ChB=S00^{\circ}34'41''E$   
 $ChD=28.28'$

$\Delta=51^{\circ}19'50''$   
 $R=20.00'$   
 $Arc=17.92'$   
 $ChB=N23^{\circ}08'49''W$   
 $ChD=17.32'$

109

Richmond Square  
Condominium  
0.565 Ac.  
The New Albany Country Club  
Section 6  
P.B. 76, Pg. 54  
108

①  $\Delta=26^{\circ}52'37''$   
 $R=55.00'$   
 $Arc=25.80'$   
 $ChB=S83^{\circ}27'31''E$   
 $ChD=25.50'$

②  $\Delta=37^{\circ}38'46''$   
 $R=55.00'$   
 $Arc=36.14'$   
 $ChB=S21^{\circ}53'37''E$   
 $ChD=35.49'$

EXHIBIT C

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Unit Information

<u>Unit Designation</u>	<u>Street Address</u>	<u>Unit Type</u>	<u>Square Footage</u>	<u>Par Value</u>	<u>Undivided Interest</u>
1	1 Richmond Square	James	3,838	1.00	1/5 <sup>th</sup>
2	2 Richmond Square	James	3,798	1.00	1/5 <sup>th</sup>
3	3 Richmond Square	James	3,798	1.00	1/5 <sup>th</sup>
4	4 Richmond Square	James	3,798	1.00	1/5 <sup>th</sup>
5	5 Richmond Square	Wilton	4,640	1.00	1/5 <sup>th</sup>
				TOTAL	<u>5/5ths</u> <u>or 100%</u>

EXHIBIT D

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Unit Types

<u>Unit Type</u>	<u>Composition</u>
A	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, and powder room at ground level, one or two bedrooms and one or two full bathrooms on the second floor, a finished or unfinished basement, and in some instances, a bonus room, and containing between approximately 3,248 and 3,350 gross interior square feet.
B	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, and powder room at ground level, one or two bedrooms and one or two full bathrooms on the second floor, a finished or unfinished basement, and in some instances, a bonus room, and containing between approximately 3,924 and 4,026 gross interior square feet.
C	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, powder room, and master suite at ground level, one or two bedrooms and one or two full bathrooms on the second floor, and a finished or unfinished basement, and containing between approximately 4,368 and 4,470 gross interior square feet.
James	Multi-level Unit containing a two car garage, hallway, laundry room and a finished or unfinished area (some with a bathroom) on the lower level, a great room or living room, dining room or library, keeping room (in some instances), kitchen and powder room on the mid-level, two bedrooms and two full bathrooms on the upper level, a finished or unfinished attic space or bonus room, and in some instances, an elevator, and containing approximately 3,798 gross interior square feet if located in the interior of a building and approximately 3,838 gross interior square feet if located on the end of a building.
Wilton	Multi-level Unit containing a two car garage, hallway, laundry room and a finished or unfinished area (some with a bathroom) on the lower level, a great room, dining room, kitchen, powder room, one full bedroom and one full bathroom, on the mid-level, one bedroom and one full bathroom on the upper level, and a finished or unfinished attic space or bonus room, and containing between approximately 4,640 and 4,986 gross interior square feet..
Randolph I	Unit containing a great room or living room, dining room or library, keeping room (in some instances), kitchen, powder room, laundry room (in some instances) and a two-car garage at street level, two bedrooms and two full bathrooms on the second floor, a finished and/or unfinished area (some with a bathroom and/or a laundry room) in the basement, a finished or unfinished attic space or bonus room, and in some instances, an elevator, and containing approximately 3,604 gross interior square feet.
Randolph II	Unit containing a great room or living room, dining room or library, keeping room (in some instances), kitchen, powder room, one bedroom, one full bathroom, laundry room (in some instances) and a two-car garage at street level, or two bedrooms and one or two bathrooms on the second floor, a finished and/or unfinished area (some with a bathroom and/or a laundry room) in the basement, a finished or unfinished attic space or in some instances, an elevator, and containing between

EXHIBIT E

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Legal Descriptions, Additional Property  
Part 1 (1.399 acre)

Situated in the State of Ohio, County of Franklin, Village of New Albany, located in Quarter Township 3, Township 2, Range 16, United States Military Lands, being out of Lot 10 of that subdivision entitled "The New Albany Country Club Section 21 Richmond Square" of record in Plat Book 109, Page 5 as originally conveyed to Richmond Square, LLC by deeds of record in Instrument Number 200508120164256 and Instrument Number 200508120164255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of U.S. Route 62 (Columbus-Millersburg Road width varies) and Richmond Square (width varies);

thence North 45° 34' 41" West, with the centerline of said Richmond Square, a distance of 70.00 feet to a point;

thence North 44° 25' 19" East, across the right-of-way of said Richmond Square, a distance of 17.00 feet to an iron pin set in the northerly right-of-way line of said Richmond Square, being the TRUE POINT OF BEGINNING;

thence with the right-of-way line of said Richmond Square, the following courses and distances:

North 45° 34' 41" West, a distance of 78.50 feet to an iron pin set at a corner thereof;

South 44° 25' 19" West, a distance of 3.21 feet to a point of curvature of a curve to the right;

with the arc of said curve, having a central angle of 85° 08' 19", a radius of 4.00 feet, an arc length of 5.94 feet, a chord which bears South 86° 59' 28" West, a chord distance of 5.41 feet to an iron pin set at a point of reverse curvature;

with the arc of said curve, having a central angle of 85° 08' 19", a radius of 55.00 feet, an arc length of 81.73 feet, a chord which bears South 86° 59' 28" West, a chord distance of 74.41 feet to an iron pin set at a point of tangency;

South 44° 25' 19" West, a distance of 114.00 feet to an iron pin set at a point of curvature of a curve to the left;

with the arc of said curve, having a central angle of 47° 29' 33", a radius of 55.00 feet, an arc length of 45.59 feet, a chord which bears South 20° 40' 33" West, a chord distance of 44.30 feet to an iron pin set;

thence across said Lot 10, the following courses and distances:

South 86° 06' 38" West, a distance of 107.29 feet to a point;

North 02° 31' 06" East, a distance of 56.32 feet to an iron pin set on the arc of a curve to the left, being the southerly right-of-way line of McDonald Lane (width varies);

thence with the southerly right-of-way line of said McDonald Lane, the following courses and distances:

with the arc of said curve, having a central angle of 54° 43' 44", a radius of 55.00 feet, an arc length of 52.53 feet, a chord which bears North 55° 44' 18" East, a chord distance of 50.56 feet to an iron



EXHIBIT E (continued)

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Legal Descriptions, Additional Property  
Part 1 (1.399 acre)

with the arc of said curve, having a central angle of  $02^{\circ} 07' 49''$ , a radius of 1417.30 feet, an arc length of 52.69 feet, a chord which bears South  $67^{\circ} 30' 11''$  East, a chord distance of 52.69 feet to an iron pin set at a point of compound curvature;

with the arc of said curve, having a central angle of  $67^{\circ} 00' 36''$ , a radius of 65.00 feet, an arc length of 76.02 feet, a chord which bears North  $77^{\circ} 55' 37''$  East, a chord distance of 71.76 feet to an iron pin set at a point of tangency;

North  $46^{\circ} 33' 00''$  East, a distance of 53.86 feet to an iron pin set at a point of curvature of a curve to the right;

with the arc of said curve, having a central angle of  $87^{\circ} 30' 48''$ , a radius of 10.00 feet, an arc length of 15.27 feet, a chord which bears North  $88^{\circ} 10' 43''$  East, a chord distance of 13.83 feet to an iron pin set at a point of compound curvature, being in the southerly right-of-way line of Keswick Drive;

thence with said southerly right-of-way line, with the arc of said curve, having a central angle of  $02^{\circ} 29' 12''$ , a radius of 475.00 feet, an arc length of 20.62 feet, a chord which bears South  $46^{\circ} 49' 17''$  East, a chord distance of 20.61 feet to an iron pin set at a point of tangency;

thence South  $45^{\circ} 34' 41''$  East, continuing with said southerly right-of-way line, a distance of 54.38 feet to an iron pin set at a point of curvature of a curve to the right;

thence with the westerly right-of-way line of said U.S. Route 62 (Columbus-Millersburg Road), with the arc of said curve, having a central angle of  $90^{\circ} 00' 00''$ , a radius of 20.00 feet, an arc length of 31.42 feet, a chord which bears South  $00^{\circ} 34' 41''$  East, a chord distance of 28.28 feet to an iron pin set at a point of tangency;

thence South  $44^{\circ} 25' 19''$  West, with said westerly right-of-way line, a distance of 184.26 feet to an iron pin set at a point of curvature of a curve to the right;

thence with the northerly right-of-way line of said Richmond Square, with the arc of said curve, having a central angle of  $90^{\circ} 00' 00''$ , a radius of 20.00 feet, an arc length of 31.42 feet, a chord which bears South  $89^{\circ} 25' 19''$  West, a chord distance of 28.28 feet to the TRUE POINT OF BEGINNING, and containing 1.399 acres of land, more or less, being out of Auditors Parcel Number 222-003934.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ( $13/16$ ) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This survey is based on a field survey performed by EMH&T, Inc., in March of 2006.

Bearings are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21 and 22, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Ogden Woods Boulevard has a bearing of North  $04^{\circ} 19' 12''$  East.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



*Handwritten signature*

EXHIBIT E (continued)

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Legal Descriptions, Additional Property  
Part 2 (0.729 acre)

Situated in the State of Ohio, County of Franklin, Village of New Albany, located in Quarter Township 3, Township 2, Range 16, United States Military Lands, being Lot 9 of that subdivision entitled "The New Albany Country Club Section 21 Richmond Square" of record in Plat Book 109, Page 5 as originally conveyed to Richmond Square, LLC by deeds of record in Instrument Number 200508120164256 and Instrument Number 200508120164255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio).

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

This survey is based on a field survey performed by EMH&T, Inc., in March of 2006.

Bearings are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21 and 22, Recorder's Office, Franklin County, Ohio. On said lot of record a portion of the centerline of Ogden Woods Boulevard has a bearing of North 04° 19' 12" East.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*sjm/lo*  
Edward J. Miller  
Registered Surveyor No. 8250

EXHIBIT E (continued)

DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

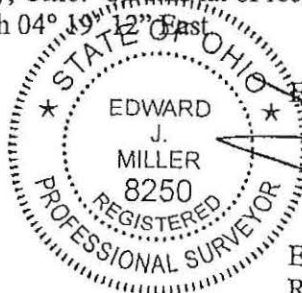
Legal Descriptions, Additional Property  
Part 3 (0.913 acre)

Situated in the State of Ohio, County of Franklin, Village of New Albany, located in Quarter Township 3, Township 2, Range 16, United States Military Lands, being Lot 1A of that subdivision entitled "The New Albany Country Club Section 19 A" of record in Plat Book 112, Page 18 as originally conveyed to The New Albany Company Limited Partnership by deed of record in Instrument Number 199803020046252, The New Albany Company LLC by deeds Instrument Number 200312120393449, Instrument Number 200601250015800, Instrument Number 200207240181444, Instrument Number 200205310134955, and to Market Street South, LLC by deed of record in Instrument 200207190177915 (all references refer to the records of the Recorder's Office, Franklin County, Ohio).

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

This survey is based on a field survey performed by EMH&T, Inc., in April of 2008.

Bearings are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21 and 22, Recorder's Office, Franklin County, Ohio. On said lot of record a portion of the centerline of Ogden Woods Boulevard has a bearing of North 04° 19' 12" East



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller  
Registered Surveyor No. 8250

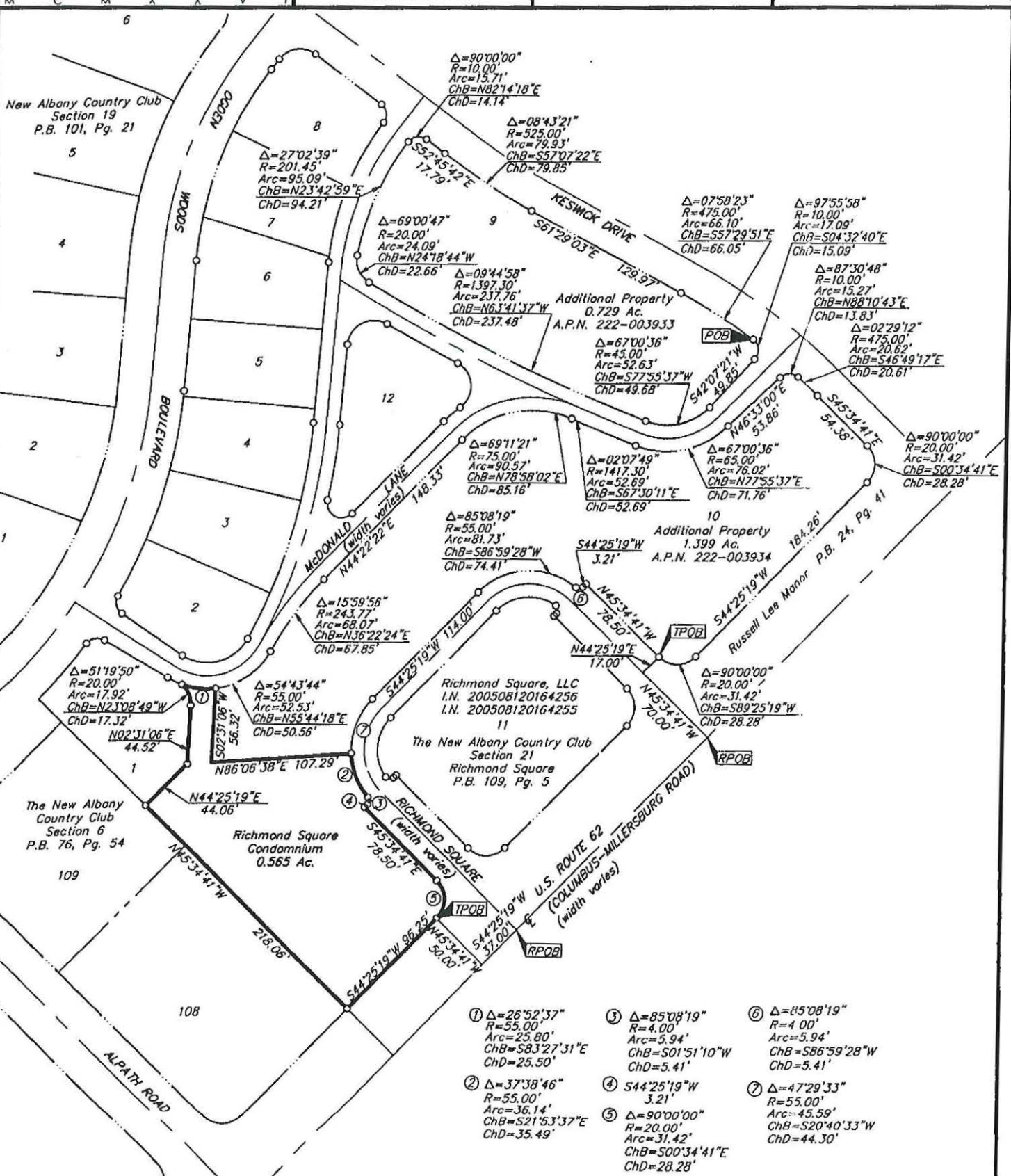
5/29/08

## EXHIBIT "F" RICHMOND SQUARE CONDOMINIUM PLOT PLAN, ENTIRE TRACT

Date: May 27, 2008

Job No. 2006-2319

Scale: 1" = 100'



- ①  $\Delta=26^{\circ}52'37''$   
 $R=55.00'$   
 $Arc=25.80'$   
 $ChB=S83^{\circ}27'31''E$   
 $ChD=25.50'$
- ②  $\Delta=37^{\circ}38'46''$   
 $R=55.00'$   
 $Arc=36.14'$   
 $ChB=S21^{\circ}53'37''E$   
 $ChD=35.49'$
- ③  $\Delta=85^{\circ}08'19''$   
 $R=4.00'$   
 $Arc=5.94'$   
 $ChB=S01^{\circ}51'10''W$   
 $ChD=5.41'$
- ④  $S44^{\circ}25'19''W$   
 $3.21'$
- ⑤  $\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $Arc=31.42'$   
 $ChB=S00^{\circ}34'41''E$   
 $ChD=28.28'$
- ⑥  $\Delta=85^{\circ}08'19''$   
 $R=4.00'$   
 $Arc=5.94'$   
 $ChB=S86^{\circ}59'28''W$   
 $ChD=5.41'$
- ⑦  $\Delta=47^{\circ}29'33''$   
 $R=55.00'$   
 $Arc=45.59'$   
 $ChB=S20^{\circ}40'33''W$   
 $ChD=44.30'$

### LEGEND

● = Stone Found

DWG<EXHIBIT C. PORTRAIT> - NO. XRETS - LAST SAVED BY TBAXTER [5/27/2008 8:12:47 AM] - PLOTTED BY TBAXTER [5/27/2008 8:18:32 AM]

# EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4800

## EXHIBIT "F" RICHMOND SQUARE CONDOMINIUM PLOT PLAN, ENTIRE TRACT

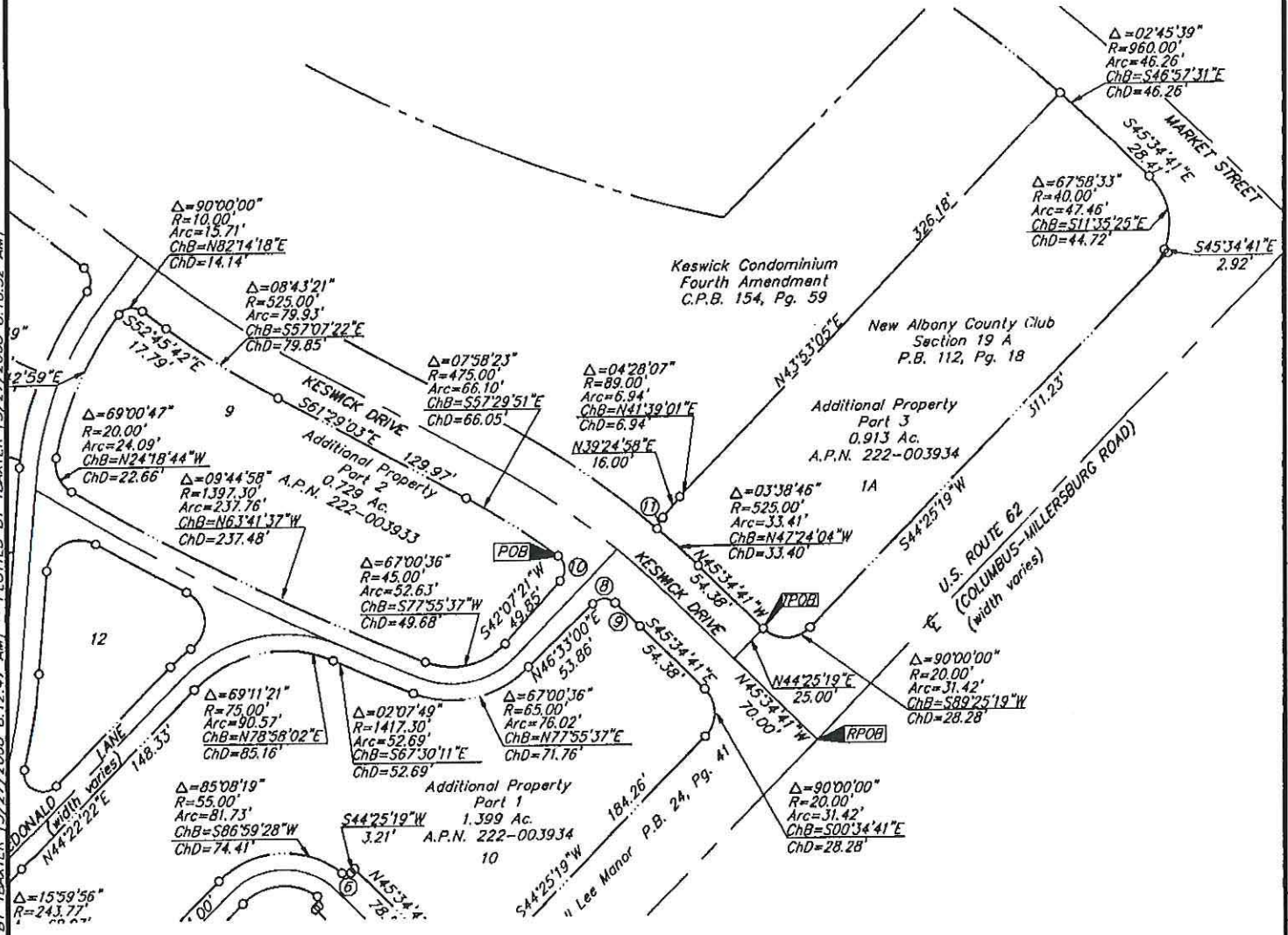
Date: May 27, 2008

Job No. 2006-2319

Scale: 1" = 100'

M C M X X V I

DWC<EXHIBIT C PORTRAIT> -- NO XREFS -- LAST SAVED BY TBAXTER [5/27/2008 8:12:47 AM] -- PLOTTED BY TBAXTER [5/27/2008 8:18:32 AM]



● = Stone Found

**BYLAWS**  
**(Code of Regulations)**  
**OF**  
**RICHMOND SQUARE CONDOMINIUM ASSOCIATION**

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**BYLAWS**  
**(Code of Regulations)**  
**OF**  
**RICHMOND SQUARE CONDOMINIUM ASSOCIATION**

**ARTICLE I**

**NAME AND LOCATION**

The name of the Condominium Association is Richmond Square Condominium Association, (the "Association"), which corporation, not-for-profit, 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 Richmond Square Condominium. The principal office of the Condominium Association shall be as set forth in its Articles of Incorporation (the "Articles"), and the place of meetings of Unit Owners (members) and of the Board of Directors (the "Board") of the Condominium Association shall be at such place in Franklin 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 of Franklin County, Ohio.

**ARTICLE III**

**UNIT OWNERS (MEMBERS)**

Section 1. Composition. Each Unit Owner, as defined in the Declaration, is a member of the Condominium 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 Condominium Association, or supplied by such Unit Owner to the Condominium 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 Condominium Association, or as otherwise directed by the Board.



(b) for any other reason deemed by the Board, from the standpoint of the Condominium 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 Condominium 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 Owners or Occupants of that Unit, a failure to observe any of the terms hereof, 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 or cablegram appearing to have been transmitted by a Unit Owner, or a photographic, photostatic, or equivalent reproduction of a writing, appointing a proxy, is a sufficient writing. Every proxy shall be revocable and shall automatically cease upon conveyance by a Unit Owner of that 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. 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, or such other person or persons as may from time to time be substituted 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 Condominium 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 Condominium Association shall meet and all Unit Owners, including Declarant, shall elect three 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

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 Condominium Association to those elected Directors.

Section 3. Removal. Excepting only Directors named in the Articles 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 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, 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 in the Declaration.

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 Condominium Association, or then be an adverse party to the Condominium 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 shall 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. The nominating committee, or Board, shall make as many nominations for election to the Board as it shall, in its discretion, determine, but no fewer than the number of vacancies that are to be filled.

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, the winner shall be determined by lot. Cumulative voting is not 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 Condominium 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 Without Meeting. Any action that could be taken by the Board at a

(b) 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 Declaration shall be obtained and maintained;

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

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

(e) 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;

(f) 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;

(g) 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 charge levied by the Condominium 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);

(h) 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;

(i) subject to such approvals, if any, as may be required pursuant to the provisions of Condominium Organizational Documents, authorize the officers to enter into one or more agreements necessary or desirable to fulfill the purposes and objectives of the Condominium Association, including, without limitation, management agreements, purchase agreements and loan documents, all on such terms and conditions as the Board in its sole and absolute discretion may determine;

(j) cause excess funds of the Condominium 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;

(k) borrow funds, as needed, and pledge and assign such security and rights of the Condominium 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;

(l) purchase, cause the Condominium 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 Condominium 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 Condominium Association, as well as the Board, and (ii) if after Unit Owners other than Declarant assume control of the Condominium Association, the approval of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of members of the Condominium Association, as well as the Board; and

(m) do all things and take all actions permitted to be taken by the Condominium 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:

(c) cause to be enforced the legal requirement that each Person who obtains a fee simple interest in a Unit provide to the Condominium 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 Owner's Unit as an agent of that Owner;

and the requirement that each Unit Owner notify the Condominium 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 Condominium Association and see that their duties are properly performed;

(e) cause an annual budget to be prepared, and amendments thereto as needed;

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

(g) 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 Condominium 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 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, an Occupant of that 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 part of its authority to discharge its responsibilities to a managing agent. This delegation of authority and

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 Condominium Association executed prior to the assumption of control of the Condominium 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 Condominium 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 Condominium 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 Condominium 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 Condominium 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 Condominium 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/or such other committees as it deems appropriate in carrying out its purposes.

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 Condominium 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 Condominium 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 Condominium 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 written request therefor, within one hundred twenty (120) days of the Condominium Association's fiscal year end, at the expense of the Condominium Association.

## ARTICLE IX

### FISCAL YEAR

Unless otherwise changed by the Board, each fiscal year of the Condominium 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 31<sup>st</sup> day of December.

## ARTICLE X

### INDEMNIFICATION

Section 1. Third Party Actions. The Condominium 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 Condominium Association, by reason of the fact that the individual is or was a director, officer, employee, or volunteer of the Condominium Association, against expenses (including attorney's 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 Condominium 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 Condominium 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 Condominium 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 Condominium 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 Condominium Association, against expenses (including attorney's 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

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 Condominium 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 Condominium 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 Condominium 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 Condominium 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 Condominium 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 Condominium 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 a 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 a individual.

Section 7. Purchase of Insurance. The Condominium 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 Condominium Association, or is or was serving at the request of the Condominium 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 Condominium 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

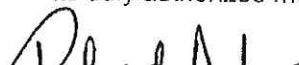
### AMENDMENTS

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 Franklin County Recorder.

IN TESTIMONY WHEREOF, the undersigned, the sole member of the Condominium Association, has caused these Bylaws to be duly adopted on or as of the 29<sup>th</sup> day of May 2008.

RICHMOND SQUARE, LLC  
an Ohio Limited Liability Company

By: Duffy Communities, LLC,  
an Ohio limited liability company,  
its duly authorized member



FOR REFERENCE PLEASE SEE

CONDOMINIUM PLAT BOOK NO. 209 PAGE 26-28 FIRST AMENDMENT

TO  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM



200903180038300

Pgs: 8 \$80.00 T20090016196  
03/18/2009 3:48PM BXLOVELAND  
Robert G. Montgomery  
Franklin County Recorder

CONDO PLAT  
200903180038303

This First Amendment to the Declaration of RICHMOND SQUARE CONDOMINIUM is made on or as of the 10th day of March, 2009.

Recitals

A. Richmond Square Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio (the "Condominium Act") by the filing of the Declaration of Richmond Square Condominium (the "Declaration") and the Drawings thereof (the "Drawings"), recorded, respectively, as Instrument No. 200806030085392, and Condominium Plat Book 203, at page 52 et seq., (Instrument No. 200806030085395), both of the records of the Recorder of Franklin County, Ohio.

B. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Declarant, Richmond Square, LLC, an Ohio limited liability company, desires by this amendment to add Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

C. The Declaration contained an obvious error in that the name of the duly authorized member of the Declarant executing the Declaration for the Declarant was incorrectly listed as Duffy Communities, LLC, an Ohio limited liability company, when in fact the correct name of the authorized member is actually Duffy Homes, Inc., an Ohio corporation.

D. Pursuant to the provisions of Article XVIII of the Declaration, the Declarant has the power to correct typographical or factual or obvious errors or omissions. The Declarant desires by this amendment to correct the name of its duly authorized member.

Declaration

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described and corrects the error hereinbefore discussed, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property, consisting of 0.330 acre, more or less, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch site plan showing the composition of the property added hereby is attached hereto, marked "Exhibit B," and hereby made a part hereof. A plot plan showing the relationship of the property added hereby to the property already a part of the Condominium is attached hereto, marked "Exhibit C," and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Richmond Square Condominium."

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains one residential building, containing four multi-level dwelling units, and expands the Condominium to contain a total of nine (9) dwelling units, each of which constitutes a "Unit." The building



is of wood frame construction on a poured concrete wall foundation, with masonry firewalls, a combination brick and fiber or cementitious siding exterior, and a dimensional asphalt single roof. The Units added hereby do not have basements, but do have lower levels which are constructed partially below grade. Each Unit has a two-car attached garage as part of its lower level. The principal materials of which the building is constructed are wood, glass, concrete, vinyl, cultured stone, asphalt shingle, brick, fiber or cementitious siding, and drywall. The building added hereby is located as shown on the First Amendment to the Drawings filed herewith and on Exhibit B.

Also on the Additional Property, added hereby, are sidewalks, driveways, and green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the First Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "The Drawings Richmond Square Condominium First Amendment," by a Unit designation, which is a number corresponding with the numeric portion of that Unit's street address (the Unit's "Unit designation"). The Unit designation of each Unit added hereby is shown on the First Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the First Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on the exhibit attached hereto, marked "Exhibit E", and hereby made a part hereof, and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and building added hereby are shown on the First Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the First Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Keswick Drive, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added to the Condominium Property, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the First Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements that are added hereby that are labeled or designated "Limited Common Elements" on the First Amendment to the Drawings, or so designated herein or in the Declaration, are Limited Common Elements. These Limited Common Elements consist of a driveway area in front of each Unit's garage, in some instances a front or side porch or stoop, a terrace located on top of a portion of the garage in the case of Units with a garage on the lower level, and/or a patio area or porch and improvements within those areas (except utility lines that serve another Unit or components of the Unit). Each such Limited Common Element is reserved for the exclusive use of the Owners and Occupants of the Unit or Units it is designated to serve.

C. Undivided Interests. The undivided interest in the Common Elements of each Unit in the Condominium, as expanded hereby, and as thereby allocated and reallocated, are as designated on Exhibit D, and, in each case, is based on each Unit having an equal percentage of one (1/100) and thus resulting in each Unit having an equal

forth therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and


C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

9. Error Correction. The Declaration contained an obvious error in that the name of the duly authorized member of Richmond Square, LLC, (the "Declarant") executing the Declaration for the Declarant, was incorrectly listed as Duffy Communities, LLC, an Ohio limited liability company, when in fact the correct name of the authorized member is actually Duffy Homes, Inc., an Ohio corporation. Declarant hereby corrects this error.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument this 10 day of March, 2009.

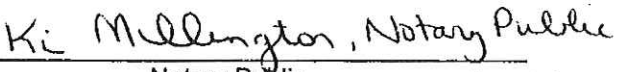
**RICHMOND SQUARE, LLC,**  
an Ohio limited liability company,

By: Duffy Homes, Inc.,  
an Ohio corporation,  
its duly authorized member

By   
Vincent J. Kollar, President

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by Vincent J. Kollar, President of Duffy Homes, Inc., an Ohio corporation, and a duly authorized member of Richmond Square, LLC, an Ohio limited liability company, on behalf of Duffy Homes, Inc., and as the act and deed of Richmond Square, LLC, this 10 day of March, 2009.

, Notary Public  
Notary Public  
Kim Millington, Notary Public



Kim Millington  
Notary Public, State of Ohio  
My Commission Expires 05-18-2013

EXHIBIT A

FIRST AMENDMENT  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Legal Descriptions, Property Added  
(0.330 acres)

Situated in the State of Ohio, County of Franklin, Village of New Albany, located in Quarter Township 3, Township 2, Range 16, United States Military Lands, being out of Lot 10 of that subdivision entitled "The New Albany Country Club Section 21 Richmond Square" of record in Plat Book 109, Page 5 as originally conveyed to Richmond Square, LLC by deeds of record in Instrument Number 200508120164256 and Instrument Number 200508120164255 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING at an iron pin set at a northeasterly corner of "Richmond Square Condominium" of record in Condominium Plat Book 203, Page 52, being in a westerly right-of-way line of Richmond Square (width varies);

thence South 86° 06' 38" West, with a northerly line of said "Richmond Square Condominium", a distance of 107.29 feet to a point;

thence North 02° 31' 06" East, with an easterly line of said "Richmond Square Condominium", a distance of 56.32 feet to an iron pin set on the arc of a curve, at a northeasterly corner of said "Richmond Square Condominium", being in the southerly right-of-way line of McDonald Lane (width varies);

thence with the southerly right-of-way line of said McDonald Lane, the following courses and distances:

with the arc of a curve to the left, having a central angle of 54° 43' 44", a radius of 55.00 feet, an arc length of 52.53 feet, a chord bearing and distance of North 55° 44' 18" East, 50.56 feet to an iron pin set at a point of reverse curvature;

with the arc of a curve to the right, having a central angle of 15° 59' 56", a radius of 243.77 feet, an arc length of 68.07 feet, a chord bearing and distance of North 36° 22' 24" East, 67.85 feet to an iron pin set at a point of tangency; and

North 44° 22' 22" East, a distance of 28.94 feet to an iron pin set;

thence South 45° 32' 31" East, across said Lot 10, a distance of 90.74 feet to an iron pin set in the westerly right-of-way line of said Richmond Square;

thence South 44° 25' 19" West, with said westerly right-of-way line, a distance of 66.89 feet to an iron pin set at a point of curvature;

thence continuing with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of 47° 29' 33", a radius of 55.00 feet, an arc length of 45.59 feet, a chord bearing and distance of South 20° 40' 33" West, 44.30 feet to the POINT OF BEGINNING, and containing 0.330 acre of land, more or less, being out of Auditors Parcel Number 222-003934.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This survey is based on a field survey performed by EMH&T, Inc., in March, 2006.

Bearings are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21 and 22, Recorder's Office,

Date: February 20, 2009

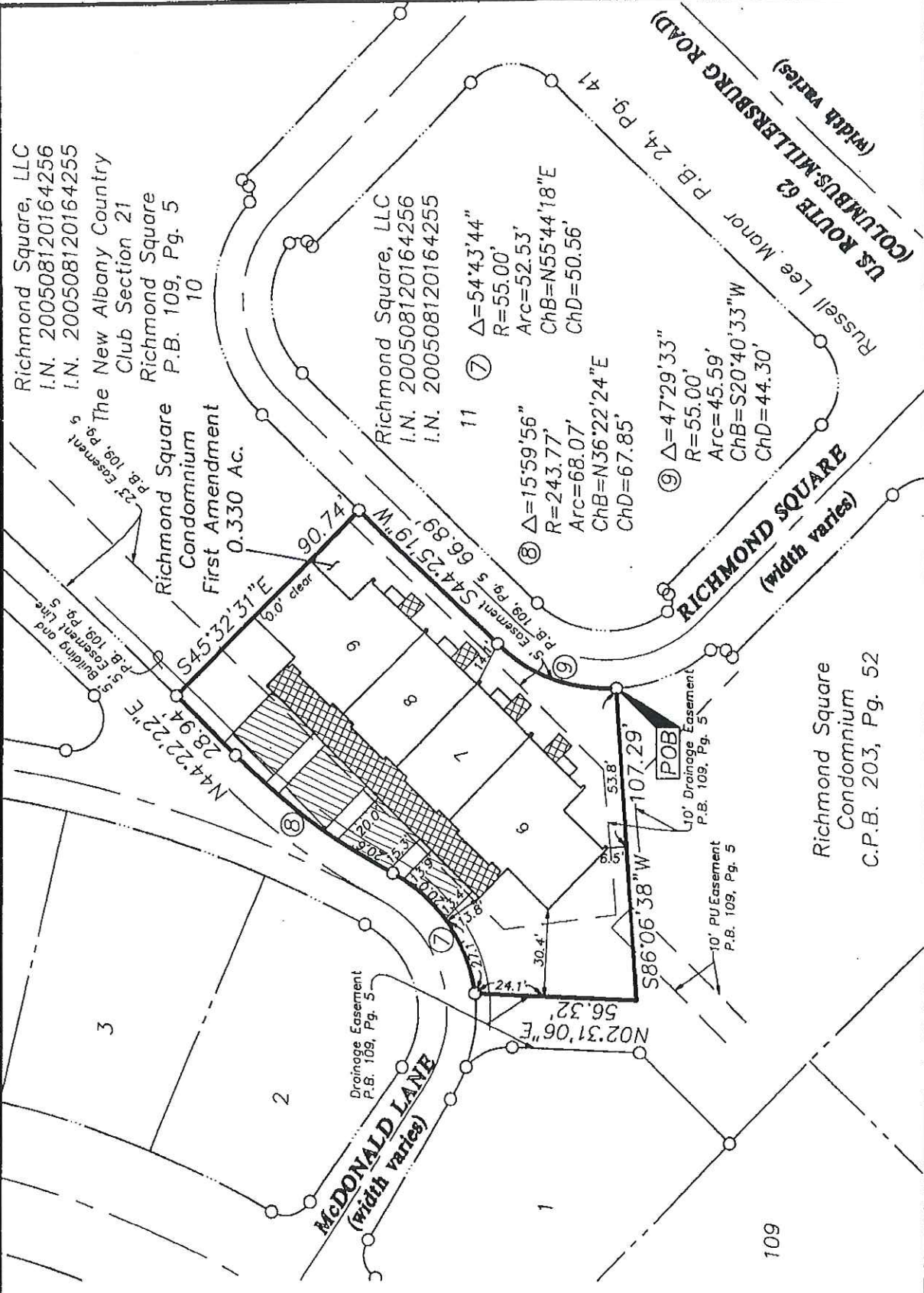
Scale: 1" = 50'

Job No: 2008-2135

# EXHIBIT "B" RICHMOND SQUARE CONDOMINIUM FIRST AMENDMENT DECLARATION OF CONDOMINIUM

are based on the shown on the bany Country Club ook 101, Page 21 and ounty, Ohio. On said centerline of Ogden of North 04'19'12"

or limited common s. nent located vel ted Common wise provided.



Richmond Square, LLC  
I.N. 200508120164256  
I.N. 200508120164255  
The New Albany Country Club Section 21  
Richmond Square  
P.B. 109, Pg. 5

Richmond Square Condominium  
First Amendment  
0.330 AC.

Richmond Square, LLC  
I.N. 200508120164256  
I.N. 200508120164255

⑦  $\Delta=54^{\circ}43'44''$   
 $R=55.00'$   
 $Arc=52.53'$   
 $ChB=N55^{\circ}44'18''E$   
 $ChD=50.56'$

⑧  $\Delta=15^{\circ}59'56''$   
 $R=243.77'$   
 $Arc=68.07'$   
 $ChB=N36^{\circ}22'24''E$   
 $ChD=67.85'$

⑨  $\Delta=47^{\circ}29'33''$   
 $R=55.00'$   
 $Arc=45.59'$   
 $ChB=S20^{\circ}40'33''W$   
 $ChD=44.30'$

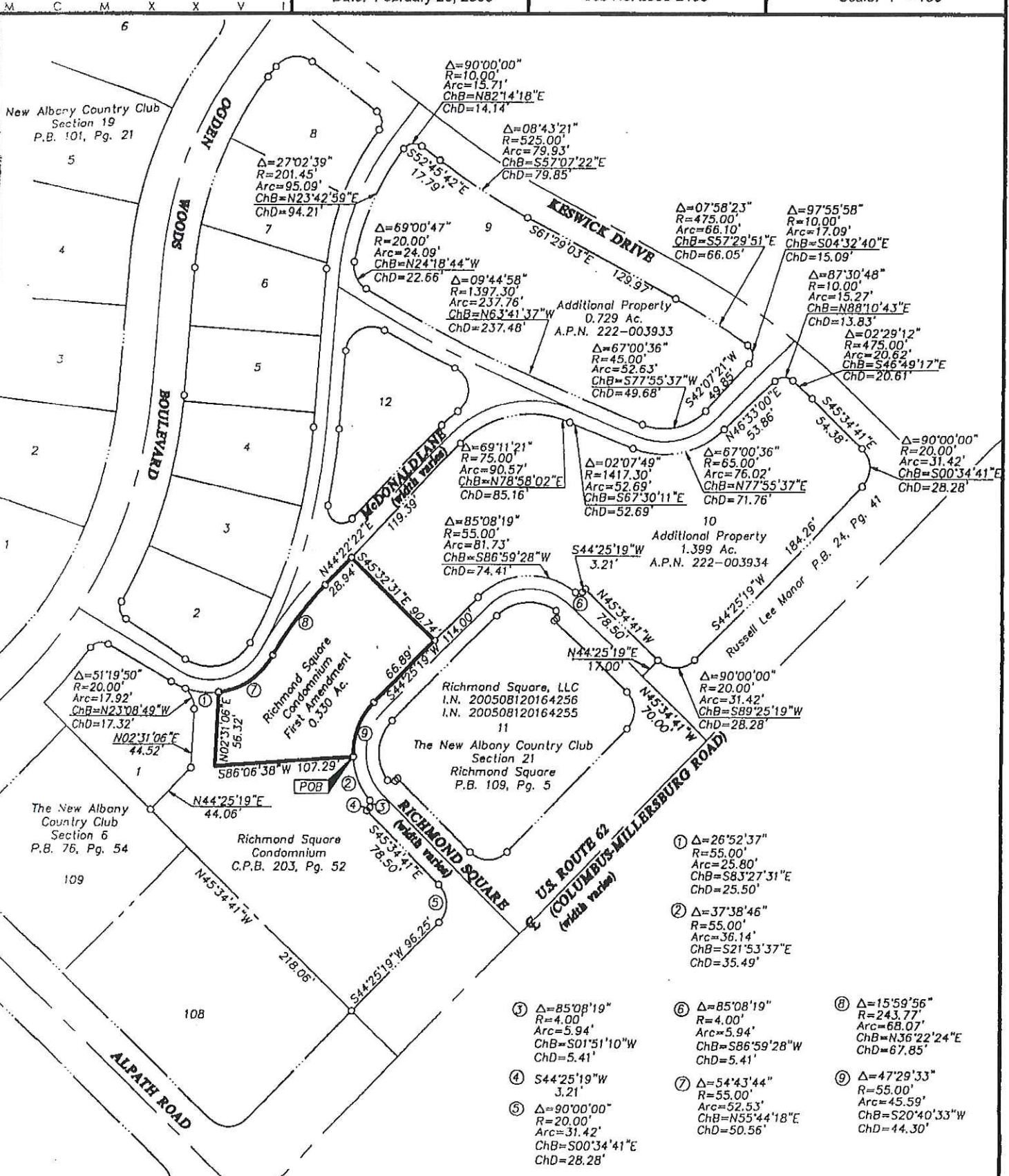
Richmond Square Condominium  
C.P.B. 203, Pg. 52

## EXHIBIT "C" FIRST AMENDMENT RICHMOND SQUARE CONDOMINIUM PLOT PLAN, ENTIRE TRACT

Date: February 20, 2009

Job No. 2008-2135

Scale: 1" = 100'



### LEGEND

⊙ = Stone Found

- ①  $\Delta=26^{\circ}52'37''$   
 $R=55.00'$   
 $Arc=25.80'$   
 $ChB=S83^{\circ}27'31''E$   
 $ChD=25.50'$
- ②  $\Delta=37^{\circ}38'46''$   
 $R=55.00'$   
 $Arc=36.14'$   
 $ChB=S21^{\circ}53'37''E$   
 $ChD=35.49'$
- ③  $\Delta=85^{\circ}08'19''$   
 $R=4.00'$   
 $Arc=5.94'$   
 $ChB=S01^{\circ}51'10''W$   
 $ChD=5.41'$
- ④  $S44^{\circ}25'19''W$   
 $3.21'$
- ⑤  $\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $Arc=31.42'$   
 $ChB=S00^{\circ}34'41''E$   
 $ChD=28.28'$
- ⑥  $\Delta=85^{\circ}08'19''$   
 $R=4.00'$   
 $Arc=5.94'$   
 $ChB=S86^{\circ}59'28''W$   
 $ChD=5.41'$
- ⑦  $\Delta=54^{\circ}43'44''$   
 $R=55.00'$   
 $Arc=52.53'$   
 $ChB=N55^{\circ}44'18''E$   
 $ChD=50.56'$
- ⑧  $\Delta=15^{\circ}59'56''$   
 $R=243.77'$   
 $Arc=68.07'$   
 $ChB=N36^{\circ}22'24''E$   
 $ChD=67.85'$
- ⑨  $\Delta=47^{\circ}29'33''$   
 $R=55.00'$   
 $Arc=45.59'$   
 $ChB=S20^{\circ}40'33''W$   
 $ChD=44.30'$

EXHIBIT D

FIRST AMENDMENT  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Unit Information

I. EXISTING UNITS:

<u>Unit Designation</u>	<u>Street Address</u>	<u>Unit Type</u>	<u>Square Footage</u>	<u>Par Value</u>	<u>Undivided Interest</u>
1	1 Richmond Square	James	3,838	1.00	1/9th
2	2 Richmond Square	James	3,798	1.00	1/9th
3	3 Richmond Square	James	3,798	1.00	1/9th
4	4 Richmond Square	James	3,798	1.00	1/9th
5	5 Richmond Square	Wilton	4,640	1.00	1/9th

II. UNITS ADDED HEREBY:

<u>Unit Designation</u>	<u>Street Address</u>	<u>Unit Type</u>	<u>Square Footage</u>	<u>Par Value</u>	<u>Undivided Interest</u>
6	6 Richmond Square	Wilton	4,986	1.00	1/9th
7	7 Richmond Square	James	3,798	1.00	1/9th
8	8 Richmond Square	James	3,798	1.00	1/9th
9	9 Richmond Square	Wilton	4,986	1.00	1/9th

TOTAL 9/9ths  
or 100%

EXHIBIT E

FIRST AMENDMENT  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Unit Types

<u>Type</u>	<u>Composition</u>
A	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, and powder room at ground level, one or two bedrooms and one or two full bathrooms on the second floor, a finished or unfinished basement, and in some instances, a bonus room, and containing between approximately 3,248 and 3,350 gross interior square feet.
B	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, and powder room at ground level, one or two bedrooms and one or two full bathrooms on the second floor, a finished or unfinished basement, and in some instances, a bonus room, and containing between approximately 3,924 and 4,026 gross interior square feet.
C	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, powder room, and master suite at ground level, one or two bedrooms and one or two full bathrooms on the second floor, and a finished or unfinished basement, and containing between approximately 4,368 and 4,470 gross interior square feet.
James	Multi-level Unit containing a two car garage, hallway, laundry room and a finished or unfinished area (some with a bathroom) on the lower level, a great room or living room, dining room or library, keeping room (in some instances), kitchen and powder room on the mid-level, two bedrooms and two full bathrooms on the upper level, a finished or unfinished attic space or bonus room, and in some instances, an elevator, and containing approximately 3,798 gross interior square feet if located in the interior of a building and approximately 3,838 gross interior square feet if located on the end of a building.
Wilton	Multi-level Unit containing a two car garage, hallway, laundry room and a finished or unfinished area (some with a bathroom) on the lower level, a great room, dining room, kitchen, powder room, one full bedroom and one full bathroom, on the mid-level, one bedroom and one full bathroom on the upper level, and a finished or unfinished attic space or bonus room, and containing between approximately 4,640 and 4,986 gross interior square feet.
Randolph I	Unit containing a great room or living room, dining room or library, keeping room (in some instances), kitchen, powder room, laundry room (in some instances) and a two-car garage at street level, two bedrooms and two full bathrooms on the second floor, a finished and/or unfinished area (some with a bathroom and/or a laundry room) in the basement, a finished or unfinished attic space or bonus room, and in some instances, an elevator, and containing approximately 3,604 gross interior square feet.
Randolph II	Unit containing a great room or living room, dining room or library, keeping room (in some instances), kitchen, powder room, one bedroom, one full bathroom, laundry room (in some instances) and a two-car garage at street level, or two bedrooms and one or two bathrooms on the second floor, a finished and/or unfinished area (some with a bathroom and/or a laundry room) in the basement, a finished or unfinished attic space or



**Instrument Number: 201611030151911**  
**Recorded Date: 11/03/2016 12:21:09 PM**



Terry J. Brown  
 Franklin County Recorder  
 373 South High Street, 18<sup>th</sup> Floor  
 Columbus, OH 43215  
 (614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

**Transaction Number: T20160071792**  
**Document Type: CONDOMINIUM DECLARATION**  
**Document Page Count: 8**

**Submitted By (Walk-In):**  
 BROSIOUS JOHNSON & GRIGGS

Walk-In

**Return To (Box):**  
 BROSIOUS JOHNSON & GRIGGS

Box

**First Grantor:**  
 RICHMOND SQUARE LLC

**First Grantee:**  
 RICHMOND SQUARE CONDOMINIUM

**Fees:**

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$48.00
Marginal Reference Fee:	\$4.00
<b>Total Fees:</b>	\$80.00
<b>Amount Paid:</b>	\$80.00
<b>Amount Due:</b>	\$0.00

**Instrument Number: 201611030151911**  
**Recorded Date: 11/03/2016 12:21:09 PM**

**OFFICIAL RECORDING COVER PAGE**

**DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.  
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



**TRANSFERRED**

**NOV 02 2016**

AUDITOR  
FRANKLIN COUNTY, OHIO

**FOR REFERENCE PLEASE SEE**

**CONDOMINIUM PLAT BOOK NO. 253 PAGE 047-050**

**PLAT # 201611030151912**

**SECOND AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM**

This Second Amendment to the Declaration of RICHMOND SQUARE CONDOMINIUM is made on or as of the 1 day of November 2016.

**Recitals**

A. Richmond Square Condominium (the "Condominium") is a condominium created pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio (the "Condominium Act") by the filing of the Declaration of Richmond Square Condominium (the "Declaration") and the Drawings thereof (the "Drawings"), recorded, respectively, as Instrument No. 200806030085392, and Condominium Plat Book 203, at page 52 et seq., (Instrument No. 200806030085395), both of the records of the Recorder of Franklin County, Ohio, and all amendments thereto.

B. Pursuant to the provisions of Article XVI of the Declaration, and the provisions of the Condominium Act, the Declarant, Richmond Square, LLC, an Ohio limited liability company, desires by this amendment to add Additional Property to the Condominium, which Additional Property, hereinafter described, meets all of the criteria and qualifications for addition to the Condominium described in that Article.

**Declaration**

NOW THEREFORE, Declarant, the sole creator of the Condominium and the sole owner of the property hereinafter described as being added to the Condominium, hereby amends the Declaration and Drawings to expand the Condominium and declares the Condominium Property of the Condominium to be expanded by addition of the property hereinafter described, as follows:

1. Definitions. All terms used herein shall have the same meanings as those terms have as used and defined in the Declaration.

2. Additional Property Added. A legal description of the portion of the property added hereby to the Condominium Property, consisting of 0.314 acre, more or less, is attached hereto, marked "Exhibit A", and hereby made a part hereof. A sketch site plan showing the composition of the property added hereby is attached hereto, marked "Exhibit B," and hereby made a part hereof. A plot plan showing the relationship of the property added hereby to the property already a part of the Condominium is attached hereto, marked "Exhibit C," and hereby made a part hereof.

3. Name. The Condominium, as expanded hereby, shall continue to be named "Richmond Square Condominium."

(continued next page)

-----  
CERTIFICATE OF AUDITOR

A copy of this Second Amendment to the Declaration for Richmond Square Condominium and a copy of the Second Amendment to the Drawings were filed with this office on

4. Purposes. The purposes of the Condominium shall continue to be as set forth in the Declaration (encompassing the additional property added hereby).

5. Improvement Description. The Additional Property added to the Condominium Property hereby contains one residential building, containing four multi-level dwelling units, and expands the Condominium to contain a total of thirteen (13) dwelling units, each of which constitutes a "Unit." The building is of wood frame construction on a poured concrete wall foundation, with masonry firewalls, a combination brick and fiber or cementitious siding exterior, and a dimensional asphalt shingle roof. The Units added hereby do not have basements, but do have lower levels which are constructed partially below grade. Each Unit has a two-car attached garage as part of its lower level. The principal materials of which the building is constructed are wood, glass, concrete, vinyl, cultured stone, asphalt shingle, brick, fiber or cementitious siding, and drywall. The building added hereby is located as shown on the Second Amendment to the Drawings filed herewith and on Exhibit B.

Also on the Additional Property, added hereby, are sidewalks, driveways, and green and open spaces. Improvements on the property added hereby are compatible in terms of quality of construction, principal materials used and architectural style and design to the improvements now a part of the Condominium Property.

6. Units.

A. Unit Designations. Each of the Units added to the Condominium hereby is legally designated on the Second Amendment to the Drawings accompanying this amendment and filed simultaneously herewith, labeled, "The Drawings Richmond Square Condominium Second Amendment," by a Unit designation, which is a number corresponding with the numeric portion of that Unit's street address (the Unit's "Unit designation"). The Unit designation of each Unit added hereby is shown on the Second Amendment to the Drawings where that Unit is located. A listing of proper Unit designations and street addresses of the Units added hereby (and the Unit designations and street addresses of all other Units in the Condominium) is set forth on the exhibit attached hereto, marked "Exhibit D", and hereby made a part hereof.

B. Composition of Units. Each Unit added hereby constitutes a single freehold estate and consists of the space in the building designated with that Unit's Unit designation on the Second Amendment to the Drawings and includes and excludes, as appropriate, those same items as are described and defined in the description of the Unit types on the exhibit attached hereto, marked "Exhibit E", and hereby made a part hereof, and in the description of Units in the Declaration. The type of each Unit added hereby (and of each other Unit) is shown on the attached Exhibit D. Floor plan layouts and elevation drawings for the Units and building added hereby are shown on the Second Amendment to the Drawings filed simultaneously herewith.

C. Unit Locations. The location of each Unit added hereby is shown on the Second Amendment to the Drawings, and is also shown on Exhibit B. Each Unit has direct access over Common Elements leading directly to Richmond Square, a public street and direct access over Common Elements leading to and from a public alley leading directly to Keswick Drive, a public street.

7. Common and Limited Common Elements.

A. Common Elements. All of the Additional Property hereby added to the Condominium Property, including all of the land, and all improvements thereon and appurtenances thereto, except those portions labeled or described herein, on the Second Amendment to the Drawings filed herewith, or in the Declaration as being a part of a Unit, are Common Elements.

B. Limited Common Elements. Those portions of the Common Elements

having an equal par value of one (1.00) and thus, resulting in each Unit having an equal undivided interest. 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.

8. Effects of Expansion. Upon the filing for record of this amendment to the Declaration adding Additional Property to the Condominium Property:

A. the added portion shall thereafter be subject to all of the terms and provisions of the Declaration, 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 therein shall run with and bind the added portion in the same manner, to the same extent, and with the same force and effect as the terms of the Declaration apply to the Condominium Property;

B. the owner or owners of the added portion shall thereupon become members of the condominium unit owners association, to the same extent, with the same effect, subject to the same obligations, and imbued with the same rights, as all other members; and

C. in all other respects, all of the provisions of the Declaration shall include and apply to such additional portion, and to the owners, mortgagees and lessees thereof, with equal meaning and of like force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument this 1 day of November, 2016.


**RICHMOND SQUARE, LLC,**  
an Ohio limited liability company,

By: Duffy Homes, Inc.,  
an Ohio corporation,  
its duly authorized member

By: Charles Driscoll

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

This instrument was executed and acknowledged before me by CHARLES DRISCOLL,  
PRESIDENT of Duffy Homes, Inc., an Ohio corporation, and a duly authorized member of Richmond Square, LLC, an Ohio limited liability company, on behalf of Duffy Homes, Inc., and as the act and deed of Richmond Square, LLC, this 1 day of November 2016.

Kendra M. Gilger  
Notary Public  
  
KENDRA M. GILGER

**EXHIBIT "A"**  
**RICHMOND SQUARE CONDOMINIUM**  
**SECOND AMENDMENT**  
**0.314 ACRE**

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 3, Township 2, Range 16, United States Military District, being part of Lot 10 of that subdivision entitled "New Albany County Club Section 21 Richmond Square" of record in Plat Book 109, Page 5, being part of that tract conveyed to Richmond Square, LLC by deeds of record in Instrument Number 200508120164255 and Instrument Number 200508120164256, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

*Beginning* at an iron pin set at the most northerly corner of "Richmond Square Condominium First Amendment" of record in Condominium Plat Book 209, Page 26, in the easterly right-of-way line of McDonald Lane as shown on Plat Book 109, Page 5;

thence North 44° 22' 22" East, with said easterly right-of-way line, a distance of 119.39 feet to an iron pin set;

thence continuing with said easterly right-of-way line, with the arc of a curve to the right, having a central angle of 47° 59' 01", a radius of 75.00 feet, an arc length of 62.81 feet, a chord bearing of North 68° 21' 52" East and chord distance of 60.99 feet to an iron pin set;

thence South 00° 00' 00" East, across said Lot 10, a distance of 121.33 feet to an iron pin set in the northerly right-of-way line of Richmond Square as shown on Plat Book 109, Page 5;

thence with said northerly right-of-way line, with the arc of a curve to the left, having a central angle of 48° 52' 57", a radius of 55.00 feet, an arc length of 46.92 feet, a chord bearing of South 68° 51' 47" West and chord distance of 45.51 feet to an iron pin set in the westerly right-of-way line of said Richmond Square;

thence South 44° 25' 19" West, with said westerly right-of-way line, a distance of 47.11 feet to an iron pin set at the most easterly corner of said "Richmond Square Condominium First Amendment";

thence North 45° 32' 31" West, with the northeasterly line of said "Richmond Square Condominium First Amendment", a distance of 90.74 feet to the *Point of Beginning*, containing 0.314 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the same as shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Ogden Woods Boulevard has a bearing of North 04° 19' 12" East.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
John C. Dodgion      Date

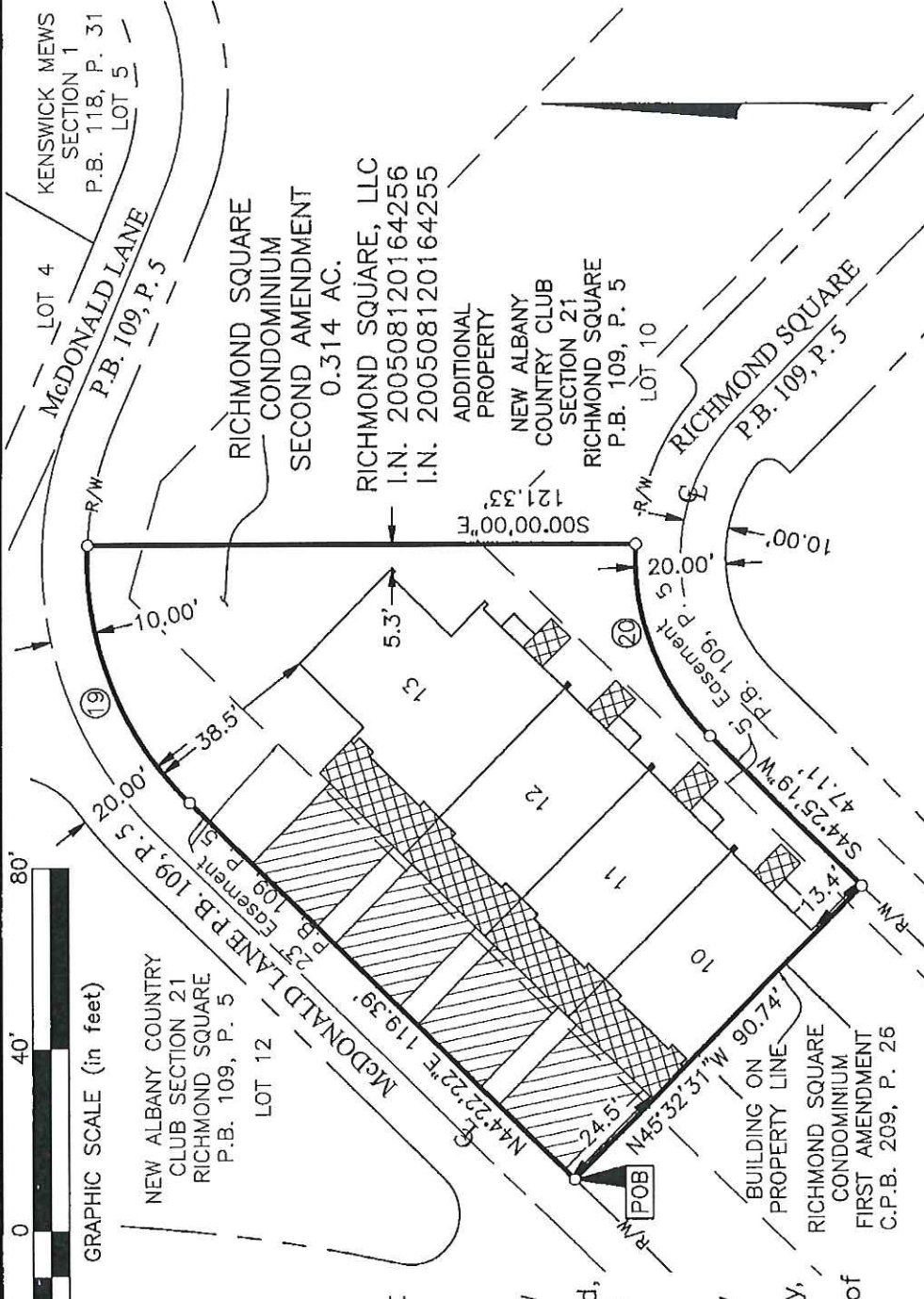
# EXHIBIT "B"

## RICHMOND SQUARE CONDOMINIUM SECOND AMENDMENT DECLARATION OF CONDOMINIUM

Date: October 11, 2016

Scale: 1" = 40'

Job No: 2016-1134



Units or Limited Common Elements.  
Element First Floor Level

by Limited Common otherwise provided

- ①  $\Delta=47^{\circ}59'01''$   
R=75.00'  
Arc=62.81'  
ChB=N68°21'52"E  
ChD=60.99'
- ②  $\Delta=48^{\circ}52'57''$   
R=55.00'  
Arc=46.92'  
ChB=S68°51'47"W  
ChD=45.51'

using documents of record, observed evidence located

plans are based on the subdivision plat entitled "New Richmond Square Condominium" recorded in Plat No. 19 of record in the Recorder's Office, Franklin County, Ohio. The plat is a portion of the plat recorded in the Recorder's Office; Boulevard has a bearing of



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

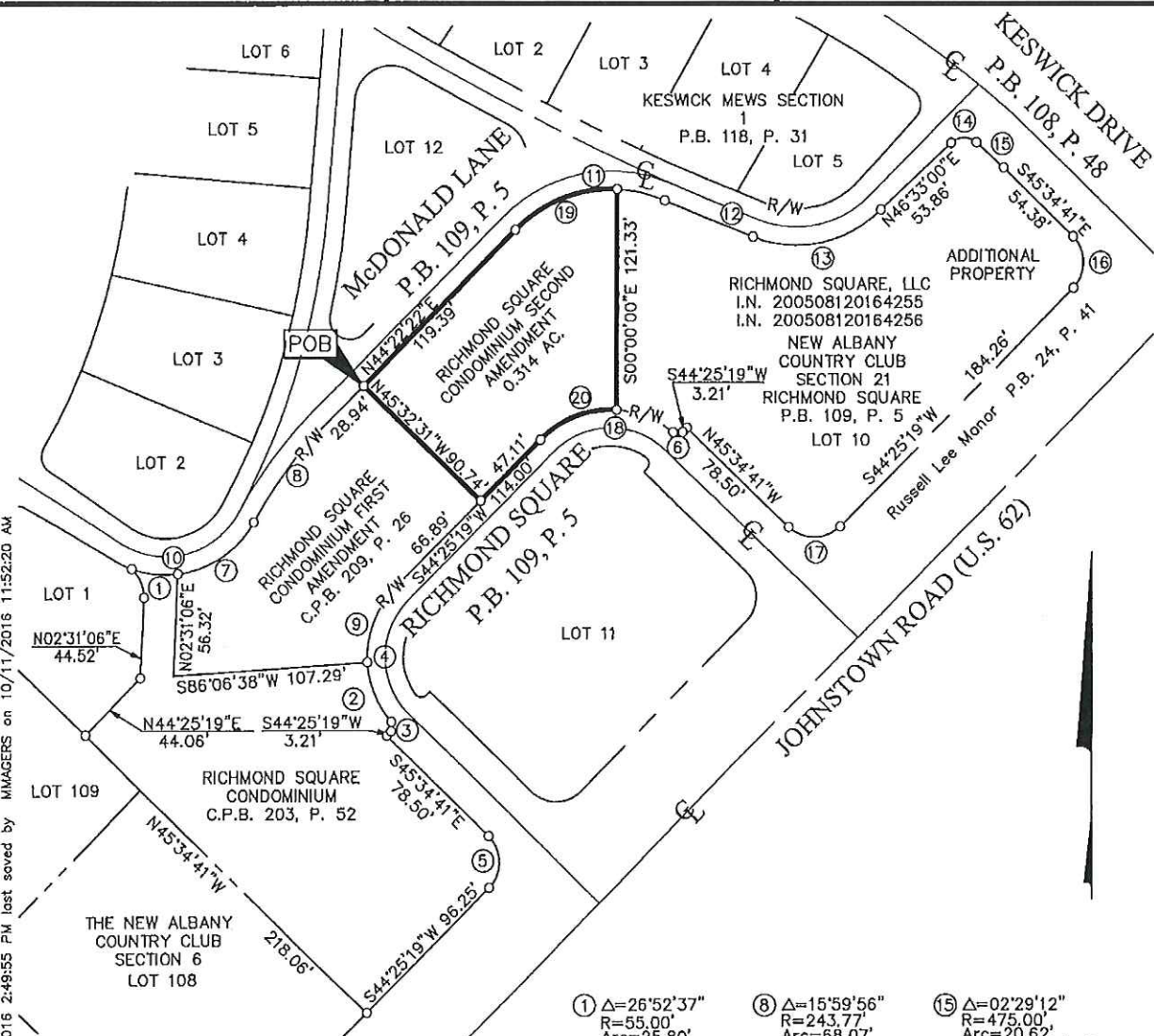
# EXHIBIT "C"

## RICHMOND SQUARE CONDOMINIUM SECOND AMENDMENT PLOT PLAN, ENTIRE TRACT

Date: October 11, 2016

Job No: 2016-1134

Scale: 1" = 100'



--YS-CONDO-01.DWG plotted by MAGERS, MARCUS on 10/11/2016 2:49:55 PM last saved by MANAGERS on 10/11/2016 11:52:20 AM

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:** Bearings are based on the same as shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Page 21, Recorder's Office, Franklin County, Ohio. On said plat of

- |  |  |   |
|--|--|---|
| ① Δ=26°52'37"<br>R=55.00'<br>Arc=25.80'<br>ChB=S83°27'31"E<br>ChD=25.50' | ⑧ Δ=15°59'56"<br>R=243.77'<br>Arc=68.07'<br>ChB=N36°22'24"E<br>ChD=67.85'  | ⑮ Δ=02°29'12"<br>R=475.00'<br>Arc=20.62'<br>ChB=S46°49'17"E<br>ChD=20.61' |
| ② Δ=37°38'46"<br>R=55.00'<br>Arc=36.14'<br>ChB=S21°53'37"E<br>ChD=35.49' | ⑨ Δ=47°29'33"<br>R=55.00'<br>Arc=45.59'<br>ChB=S20°40'33"W<br>ChD=44.30'   | ⑯ Δ=90°00'00"<br>R=20.00'<br>Arc=31.42'<br>ChB=S00°34'41"E<br>ChD=28.28'  |
| ③ Δ=85°08'19"<br>R=4.00'<br>Arc=5.94'<br>ChB=S01°51'10"W<br>ChD=5.41'    | ⑩ Δ=51°19'50"<br>R=20.00'<br>Arc=17.92'<br>ChB=N23°08'49"W<br>ChD=17.32'   | ⑰ Δ=90°00'00"<br>R=20.00'<br>Arc=31.42'<br>ChB=S89°25'19"W<br>ChD=28.28'  |
| ④ Δ=85°08'19"<br>R=55.00'<br>Arc=81.73'<br>ChB=S01°51'10"W<br>ChD=74.41' | ⑪ Δ=69°11'21"<br>R=75.00'<br>Arc=90.57'<br>ChB=N78°58'02"E<br>ChD=85.16'   | ⑱ Δ=85°08'19"<br>R=55.00'<br>Arc=81.73'<br>ChB=S86°59'28"W<br>ChD=74.41'  |
| ⑤ Δ=90°00'00"<br>R=20.00'<br>Arc=31.42'<br>ChB=S00°34'41"E<br>ChD=28.28' | ⑫ Δ=02°07'49"<br>R=1417.30'<br>Arc=52.69'<br>ChB=S67°30'11"E<br>ChD=52.69' | ⑲ Δ=47°59'01"<br>R=75.00'<br>Arc=62.81'<br>ChB=N68°21'52"E<br>ChD=60.99'  |
| ⑥ Δ=85°08'19"<br>R=4.00'<br>Arc=5.94'<br>ChB=S01°51'10"W<br>ChD=5.41'    | ⑬ Δ=67°00'36"<br>R=65.00'<br>Arc=76.02'<br>ChB=N23°08'49"W<br>ChD=17.32'   | ⑳ Δ=48°52'57"<br>R=55.00'<br>Arc=48.02'<br>ChB=N36°22'24"E<br>ChD=67.85'  |

EXHIBIT D

SECOND AMENDMENT  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Unit Information

**I. EXISTING UNITS:**

<u>Unit Designation</u>	<u>Street Address</u>	<u>Unit Type</u>	<u>Square Footage</u>	<u>Par Value</u>	<u>Undivided Interest</u>
1	1 Richmond Square	James	3,838	1.00	1/13th
2	2 Richmond Square	James	3,798	1.00	1/13th
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5	5 Richmond Square	Wilton	4,640	1.00	1/13th
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7	7 Richmond Square	James	3,798	1.00	1/13th
8	8 Richmond Square	James	3,798	1.00	1/13th
9	9 Richmond Square	Wilton	4,986	1.00	1/13th

**II. UNITS ADDED HEREBY:**

<u>Unit Designation</u>	<u>Street Address</u>	<u>Unit Type</u>	<u>Square Footage</u>	<u>Par Value</u>	<u>Undivided Interest</u>
10	10 Richmond Square	James <sup>(1)</sup>	3,353	1.00	1/13th
11	11 Richmond Square	James <sup>(1)</sup>	3,353	1.00	1/13th
12	12 Richmond Square	James <sup>(1)</sup>	3,353	1.00	1/13th
13	13 Richmond Square	Wilton <sup>(1)</sup>	4,538	1.00	1/13th
TOTAL					<u>13/13ths</u> <u>or 100%</u>

<sup>(1)</sup> Unit without attic space and with slightly less square feet.

EXHIBIT E

SECOND AMENDMENT  
DECLARATION OF CONDOMINIUM  
RICHMOND SQUARE CONDOMINIUM

Unit Types

<u>Type</u>	<u>Composition</u>
A	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, and powder room at ground level, one or two bedrooms and one or two full bathrooms on the second floor, a finished or unfinished basement, and in some instances, a bonus room, and containing between approximately 3,248 and 3,350 gross interior square feet.
B	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, and powder room at ground level, one or two bedrooms and one or two full bathrooms on the second floor, a finished or unfinished basement, and in some instances, a bonus room, and containing between approximately 3,924 and 4,026 gross interior square feet.
C	Two-story Unit containing an attached one or two car garage, kitchen, living area, dining area, powder room, and master suite at ground level, one or two bedrooms and one or two full bathrooms on the second floor, and a finished or unfinished basement, and containing between approximately 4,368 and 4,470 gross interior square feet.
James	Multi-level Unit containing a two car garage, hallway, laundry room and a finished or unfinished area (some with a bathroom) on the lower level, a great room or living room, dining room or library, keeping room (in some instances), kitchen and powder room on the mid-level, two bedrooms and two full bathrooms on the upper level, a finished or unfinished attic space or bonus room, and in some instances, an elevator, and containing approximately 3,798 gross interior square feet if located in the interior of a building and approximately 3,838 gross interior square feet if located on the end of a building. <sup>(1)</sup>
Wilton	Multi-level Unit containing a two car garage, hallway, laundry room and a finished or unfinished area (some with a bathroom) on the lower level, a great room, dining room, kitchen, powder room, one full bedroom and one full bathroom, on the mid-level, one bedroom and one full bathroom on the upper level, and a finished or unfinished attic space or bonus room, and containing between approximately 4,640 and 4,986 gross interior square feet. <sup>(1)</sup>
Randolph I	Unit containing a great room or living room, dining room or library, keeping room (in some instances), kitchen, powder room, laundry room (in some instances) and a two-car garage at street level, two bedrooms and two full bathrooms on the second floor, a finished and/or unfinished area (some with a bathroom and/or a laundry room) in the basement, a finished or unfinished attic space or bonus room, and in some instances, an elevator, and containing approximately 3,604 gross interior square feet. <sup>(1)</sup>
Randolph II	Unit containing a great room or living room, dining room or library, keeping room (in some instances), kitchen, powder room, one bedroom, one full bathroom, laundry room (in some instances) and a two-car garage at street level, or two bedrooms and one or two bathrooms on the second floor, a finished and/or unfinished area (some with a bathroom and/or a laundry room) in the basement, a finished or unfinished attic space or bonus room, and in some instances, an