

with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board) to which he/she may be a party by reason of being or having been an officer, trustee, board member or committee member. The Indemnitees shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misconduct, bad faith or gross negligence. The Indemnitees shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such Indemnitees may also be Members of the Association), and the Association shall indemnify and forever hold each such Indemnitee free from and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided herein shall not be exclusive of any other rights to which any Indemnitee or former Indemnitee may be entitled.

H. Severability. If any article, section, paragraph, sentence, clause or word in this Declaration is held by a court of competent jurisdiction to be in conflict with any law of the State, then the requirements of such law shall prevail and the conflicting provision or language shall be deemed void in such circumstance; provided that the remaining provisions or language of this Declaration shall continue in full force and effect.

I. Captions. The caption of each Article, section and paragraph of this Declaration is inserted only as a matter of reference and does not define, limit or describe the scope or intent of the provisions of this Declaration.

J. Notices. Notices to an Owner shall be given in writing, by personal delivery, at the Lot, if a residence has been constructed on such Lot, or by depositing such notice in the United States Mail, first class, postage prepaid, to the address of the Owner of the Lot as shown by the records of the Association, or as otherwise designated in writing by the Owner.

K. Schedule of Exhibits. Attached hereto and incorporated herein by this reference are the following exhibits (collectively, the "Exhibits"):

Exhibit A	Legal Description of the Regency Park Property
Exhibit B	Legal Description of the Hawthorne Manor Property

**BOOK 5024 PAGE 617**



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE REGENCY PARK PROPERTY**

Situated in the State of Ohio, County of Warren, Township of Hamilton and being further described as follows:

Lots numbered One (1) through Eighty-Eight (88), and Parcels A through F, both inclusive, of REGENCY PARK SECTION 1, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 52, Pages 60 through 63, Recorder's Office, Warren County, Ohio.

*All  
DET*

<b>Lot No.</b>	<b>Sidwell No.</b>	<b>Lot No.</b>	<b>Sidwell No.</b>
1	16-04-245-001	48	16-04-427-011
2	16-04-245-002	49	16-04-427-012
3	16-04-245-003	50	16-04-427-013
4	16-04-245-004	51	16-04-427-014
5	16-04-245-005	52	16-04-427-015
6	16-04-245-006	53	16-04-427-016
7	17-34-113-001	54	17-34-314-033
8	17-34-113-002	55	17-34-314-034
9	17-34-113-003	56	17-34-314-035
10	17-34-113-004	57	17-34-314-036
11	17-34-151-009	58	17-34-314-037
12	17-34-151-010	59	17-34-314-038
13	17-34-151-011	60	17-34-314-039
14	17-34-151-012	61	17-34-314-040
15	17-34-151-013	62	17-34-314-041
16	17-34-151-014	63	17-34-314-042
17	17-34-165-001	64	17-34-303-001
18	17-34-165-002	65	17-34-303-002
19	17-34-165-003	66	17-34-303-003
20	17-34-165-004	67	17-34-301-001
21	17-34-165-005	68	17-34-301-002
22	17-34-165-006	69	17-34-301-003
23	17-34-165-007	70	17-34-301-004
24	17-34-165-008	71	17-34-301-005
25	17-34-165-009	72	17-34-301-006
26	17-34-165-010	73	17-34-301-007
27	17-34-165-011	74	17-34-165-019
28	17-34-165-012	75	17-34-165-018
29	16-04-282-001	76	17-34-165-017
30	16-04-282-002	77	17-34-165-016
31	16-04-282-003	78	17-34-165-015

32	16-04-282-004	79	17-34-165-014
33	16-04-282-005	80	17-34-165-013
34	16-04-282-006	81	16-04-282-014
35	16-04-280-005	82	16-04-282-013
36	16-04-280-006	83	16-04-282-012
37	16-04-280-007	84	16-04-282-011
38	16-04-280-008	85	16-04-282-010
39	16-04-280-009	86	16-04-282-009
40	16-04-280-010	87	16-04-282-008
41	16-04-280-011	88	16-04-282-007
42	16-04-280-012	Parcel A	16-04-242-001
43	16-04-280-013	Parcel B	16-04-280-018
44	16-04-280-014	Parcel C	17-34-151-015
45	16-04-280-015	Parcel D	16-04-282-015
46	16-04-280-016	Parcel E	17-34-314-043
47	16-04-280-017	Parcel F	16-04-242-002

All  
Del

Lots numbered Eighty-Nine (89) through One Hundred Thirty-Seven (137) of REGENCY PARK SECTION 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 55, Pages 88 through 90, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
89	17-34-165-020	114	17-34-164-007
90	17-34-165-021	115	17-34-164-006
91	17-34-165-022	116	17-34-164-005
92	17-34-165-023	117	17-34-164-004
93	17-34-165-024	118	17-34-164-003
94	17-34-165-025	119	17-34-164-002
95	17-34-165-026	120	17-34-164-001
96	17-34-165-027	121	17-34-168-002
97	17-34-165-028	122	17-34-168-001
98	17-34-165-029	123	17-34-167-015
99	17-34-165-030	124	17-34-167-014
100	17-34-165-031	125	17-34-167-013
101	17-34-165-032	126	17-34-167-012
102	17-34-165-033	127	17-34-167-011
103	17-34-165-034	128	17-34-167-010
104	17-34-165-035	129	17-34-167-009
105	17-34-165-036	130	17-34-167-008
106	17-34-165-037	131	17-34-167-007
107	17-34-165-038	132	17-34-167-006
108	17-34-165-039	133	17-34-167-005
109	17-34-165-040	134	17-34-167-004
110	17-34-165-041	135	17-34-167-003
111	17-34-165-042	136	17-34-167-002

All  
Del

112	17-34-165-043	137	17-34-167-001
113	17-34-165-044		

All  
Dec

Lots numbered One Hundred Thirty-Eight (138) through One Hundred Ninety-Four (194), and Parcel G, both inclusive, of REGENCY PARK SECTION 3, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 56, Pages 46 through 48, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
138	16-04-242-003	167	17-34-113-009
139	16-04-242-004	168	17-34-113-008
140	16-04-242-005	169	17-34-113-007
141	16-04-242-006	170	17-34-113-006
142	16-04-242-007	171	17-34-113-005
143	16-04-242-008	172	16-04-245-013
144	16-04-242-009	173	16-04-245-012
145	16-04-242-010	174	16-04-245-011
146	16-04-242-011	175	16-04-245-010
147	16-04-242-012	176	16-04-245-009
148	16-04-242-013	177	16-04-245-008
149	16-04-242-014	178	16-04-245-007
150	16-04-242-015	179	16-04-244-001
151	16-04-242-016	180	16-04-244-002
152	16-04-242-017	181	16-04-244-003
153	16-04-242-018	182	16-04-244-004
154	16-04-242-019	183	16-04-244-005
155	16-04-242-020	184	16-04-244-006
156	16-04-242-021	185	16-04-244-007
157	16-04-242-022	186	16-04-244-008
158	16-04-242-023	187	16-04-244-009
159	17-34-109-001	188	16-04-244-010
160	17-34-109-002	189	16-04-244-011
161	17-34-109-003	190	16-04-244-012
162	17-34-113-014	191	16-04-244-013
163	17-34-113-013	192	16-04-244-014
164	17-34-113-012	193	16-04-244-015
166	17-34-113-010	194	16-04-244-016

All  
Dec

165                      17-34-113-011                      PARCEL G                      16-04-242-024

Lots numbered One Hundred Ninety-Five (195) through Two Hundred Nine (209) of REGENCY PARK SECTION 2A, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 56, Pages 57 through 59, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
195	17-34-165-045	202	17-34-151-025

All  
Dec

196	17-34-165-046	203	17-34-151-026
197	17-34-165-047	204	17-34-151-027
198	17-34-165-048	205	17-34-151-028
199	17-34-151-022	206	17-34-152-001
200	17-34-151-023	207	17-34-152-002
201	17-34-151-024	208	17-34-152-003
		209	17-34-164-008

A-11  
DET

Lots numbered Two Hundred Ten (210) through Two Hundred Forty-Two (242) of REGENCY PARK SECTION 4, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 58, Pages 9 through 11, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
210	17-34-303-004	227	17-34-314-044
211	17-34-303-005	228	17-34-314-045
212	17-34-303-006	229	17-34-314-046
213	17-34-303-007	230	17-34-314-047
214	17-34-303-008	231	17-34-314-048
215	17-34-167-016	232	17-34-314-049
216	17-34-167-017	233	17-34-314-050
217	17-34-167-018	234	17-34-314-051
218	17-34-167-019	235	17-34-305-001
219	17-34-167-020	236	17-34-305-002
220	17-34-167-021	237	17-34-305-003
221	17-34-168-003	238	17-34-305-004
222	17-34-168-004	239	17-34-305-005
223	17-34-307-001	240	17-34-305-006
224	17-34-307-002	241	17-34-305-007
225	17-34-307-003	242	17-34-305-008
226	17-34-307-004		

A-11  
DET

Lots numbered Two Hundred Forty-Three (243) through Two Hundred Eighty-Nine (289), and Parcels H, I and J, both inclusive, of REGENCY PARK SECTION 5, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 59, Pages 85 through 87, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
243	17-34-164-009	267	17-34-314-057
244	17-34-164-010	268	17-34-314-058
245	17-34-164-011	269	17-34-314-059
246	17-34-164-012	270	17-34-314-060
247	17-34-164-013	271	17-34-314-061
248	17-34-164-014	272	17-34-314-062
249	17-34-164-015	273	17-34-314-063

A-11  
DET

250	17-34-164-016	274	17-34-314-064
251	17-34-164-017	275	17-34-314-065
252	17-34-164-018	276	17-34-307-005
253	17-34-164-019	277	17-34-307-006
254	17-34-164-020	278	17-34-307-007
255	17-34-164-021	279	17-34-307-008
256	17-34-164-022	280	17-34-307-009
257	17-34-164-023	281	17-34-307-010
258	17-34-164-024	282	17-34-307-011
259	17-34-164-025	283	17-34-168-005
260	17-34-164-026	284	17-34-168-006
261	17-34-164-027	285	17-34-168-007
262	17-34-314-052	286	17-34-168-008
263	17-34-314-053	287	17-34-168-009
264	17-34-314-054	288	17-34-168-010
265	17-34-314-055	289	17-34-168-011
266	17-34-314-056	Parcel H	17-34-314-066

All  
DET

Parcel I 17-34-314-067 Parcel J 17-34-164-028

Lots numbered Three Hundred (300) through Three Hundred Thirty-Eight (338), inclusive, of REGENCY PARK SECTION 6, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 65, Pages 31 through 33, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
300	17-34-164-029	320	17-34-328-009
301	17-34-164-030	321	17-34-328-010
302	17-34-164-031	322	17-34-328-011
303	17-34-164-032	323	17-34-328-012
304	17-34-164-033	324	17-34-328-013
305	17-34-164-034	325	17-34-328-014
306	17-34-164-035	326	17-34-328-015
307	17-34-164-036	327	17-34-328-016
308	17-34-164-037	328	17-34-328-017
309	17-34-164-038	329	17-34-328-018
310	17-34-164-039	330	17-34-328-019
311	17-34-164-040	331	17-34-314-068
312	17-34-328-001	332	17-34-314-069
313	17-34-328-002	333	17-34-314-070
314	17-34-328-003	334	17-34-314-071
315	17-34-328-004	335	17-34-314-073-072
316	17-34-328-005	336	17-34-314-074-073
317	17-34-328-006	337	17-34-314-074
318	17-34-328-007	338	17-34-314-075
319	17-34-328-008		

All  
DET

Lots numbered Three Hundred Thirty-Nine (339) through Three Hundred Eighty (380) of REGENCY PARK SECTION 3A, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 66, Pages 71 through 73, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
339	17-34-113-015	361	17-34-128-021
340	17-34-113-016	362	17-34-128-022
341	17-34-113-017	363	17-34-128-023
342	17-34-113-018	364	17-34-128-024
343	17-34-113-019	365	17-34-151-041
344	17-34-113-020	366	17-34-151-042
345	17-34-113-021	367	17-34-151-043
346	17-34-113-022	368	17-34-151-044
347	17-34-113-023	369	17-34-151-045
348	17-34-113-024	370	17-34-151-046
349	17-34-113-025	371	17-34-151-047
350	17-34-109-004	372	17-34-125-001
351	17-34-109-005	373	17-34-125-002
352	17-34-128-027	374	17-34-125-003
353	17-34-128-013	375	17-34-125-004
354	17-34-128-014	376	17-34-125-005
355	17-34-128-015	377	17-34-125-006
356	17-34-128-016	378	17-34-125-007
357	17-34-128-017	379	17-34-125-008
358	17-34-128-018	380	17-34-125-009
359	17-34-128-019		
360	17-34-128-020		

*All Det*

Lots numbered Three Hundred Eighty-One (381) through Four Hundred Twenty-Seven (427) of REGENCY PARK SECTION 7, BLOCK A, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 74, Pages 25 through 27, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
381	17-34-314-076	405	17-34-314-100
382	17-34-314-077	406	17-34-314-101
383	17-34-314-078	407	17-34-314-102
384	17-34-314-079	408	17-34-314-103
385	17-34-314-080	409	17-34-314-104
386	17-34-314-081	410	17-34-314-105
387	17-34-314-082	411	17-34-314-106
388	17-34-314-083	412	17-34-314-107
389	17-34-314-084	413	17-34-314-108

*All Det*



390	17-34-314-085	414	17-34-314-109
391	17-34-314-086	415	17-34-314-110
392	17-34-314-087	416	17-34-314-111
393	17-34-314-088	417	17-34-314-112
394	17-34-314-089	418	17-34-314-113
395	17-34-314-090	419	17-34-314-114
396	17-34-314-091	420	17-34-314-115
397	17-34-314-092	421	17-34-314-116
398	17-34-314-093	422	17-34-314-117
399	17-34-314-094	423	17-34-314-118
400	17-34-314-095	424	17-34-314-119
401	17-34-314-096	425	17-34-314-120
402	17-34-314-097	426	17-34-314-121
403	17-34-314-098	427	17-34-314-122
404	17-34-314-099		

All  
DET

Lots numbered Four Hundred Twenty-Eight (428) through Four Hundred Sixty-One (461) of REGENCY PARK SECTION 6A, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 76, Pages 1 through 3, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
428	17-34-152-004	446	17-34-128-038
429	17-34-152-005	447	17-34-128-039
430	17-34-152-006	448	17-34-128-040
431	17-34-152-007	449	17-34-128-041
432	17-34-152-008	450	17-34-128-042
433	17-34-152-009	451	17-34-128-043
434	17-34-152-010	452	17-34-128-044
435	17-34-152-011	453	17-34-328-020
436	17-34-128-028	454	17-34-164-041
437	17-34-128-029	455	17-34-164-042
438	17-34-128-030	456	17-34-164-043
439	17-34-128-031	457	17-34-164-044
440	17-34-128-032	458	17-34-164-045
441	17-34-128-033	459	17-34-164-046
442	17-34-128-034	460	17-34-164-047
443	17-34-128-035	461	17-34-164-048
444	17-34-128-036		
445	17-34-128-037		

All  
DET

Lots Numbered Four Hundred Sixty-Two (462) through Four Hundred Seventy-Three (473) of REGENCY PARK SECTION 8A, as the same are numbered and delineated upon the recorded

**BOOK 5024 PAGE 625**

plat thereof, of record in Plat Book 81, Pages 1 through 3, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
462	17-34-170-001	468	17-34-180-003
463	17-34-170-002	469	17-34-180-004
464	17-34-170-003	470	17-34-180-005
465	17-34-170-004	471	17-34-180-006
466	17-34-180-001	472	17-34-190-001
467	17-34-180-002	473	17-34-190-002

All Done

Lots Numbered Four Hundred Seventy-Four (474) through Four Hundred Eighty-Three (483), plus Lot Numbered "O/S Par N" (Sidwell No. 17-34-330-001), of REGENCY PARK SECTION 10A, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 81, Pages 4 through 6, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
474	17-34-340-001	480	17-34-350-004
475	17-34-340-002	481	17-34-410-001
476	17-34-340-003	482	17-34-410-002
477	17-34-350-001	483	17-34-410-003
478	17-34-350-002	O/S Par N	17-34-330-001
479	17-34-350-003		

All Done

**BOOK 5024 PAGE 626**

## EXHIBIT B

### LEGAL DESCRIPTION OF THE HAWTHORNE MANOR PROPERTY

Situated in the State of Ohio, County of Warren, Township of Hamilton and being further described as follows:

Lot numbered One (1) through Three (3), and Parcels A and B, both inclusive, of REGENCY PARK ESTATES SECTION 1, BLOCK A, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 64, Pages 91 through 93, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
1	17-34-115-001	Parcel A	17-34-116-001
2	17-34-115-002	Parcel B	17-34-115-004
3	17-34-115-003		

*All  
Det*

Lots numbered Four (4) through Forty-Three (43), and Parcels C and D, inclusive, of REGENCY PARK ESTATES SECTION 1, BLOCK B, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 66, Pages 8 through 10, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
4	17-34-116-002	25	17-34-129-004
5	17-34-116-003	26	17-34-129-005
6	17-34-116-004	27	17-34-129-006
7	17-34-116-005	28	17-34-129-007
8	17-34-116-006	29	17-34-129-008
9	17-34-116-007	30	17-34-128-001
10	17-34-116-008	31	17-34-128-002
11	17-34-116-009	32	17-34-128-003
12	17-34-116-010	33	17-34-128-004
13	17-34-116-011	34	17-34-128-005
14	17-34-116-012	35	17-34-128-006
15	17-34-116-013	36	17-34-128-007
16	17-34-116-014	37	17-34-128-008
17	17-34-116-015	38	17-34-128-009
18	17-34-116-016	39	17-34-128-010
19	17-34-116-017	40	17-34-128-011
20	17-34-116-018	41	17-34-115-005
21	17-34-116-019	42	17-34-115-006
22	17-34-129-001	43	17-34-115-007
23	17-34-129-002	Parcel C	17-34-116-020
24	17-34-129-003	<del>O/S Parcel G</del>	<del>17-34-128-045</del>
		<del>O/S Parcel H</del>	<del>17-34-128-046</del>

*All  
Det*

*Parcel D*

*17-34-128-012 R/N*

**BOOK 5024 PAGE 627**

Lots numbered Forty-Four (44) through Ninety-Two (92), and Parcels E and F, inclusive, of REGENCY PARK ESTATES SECTION 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 73, Pages 77 through 79, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
44	17-34-116-021	70	17-34-224-021
45	17-34-116-022	71	17-34-224-022
46	17-34-116-023	72	17-34-224-023
47	17-34-116-024	73	17-34-224-024
48	17-34-116-025	74	17-34-224-025
49	17-34-116-026	75	17-34-224-026
50	17-34-116-027	76	17-34-224-027
51	17-34-116-028	77	17-34-224-028
52	17-34-116-029	78	17-34-224-029
53	17-34-116-030	79	17-34-224-030
54	17-34-116-031	80	17-34-224-031
55	17-34-116-032	81	17-34-224-032
56	17-34-116-033	82	17-34-224-033
57	17-34-116-034	83	17-34-129-009
58	17-34-116-035	84	17-34-129-010
59	17-34-116-036	85	17-34-129-011
60	17-34-116-037	86	17-34-129-012
61	17-34-116-038	87	17-34-129-013
62	17-34-116-039	88	17-34-129-014
63	17-34-116-040	89	17-34-129-015
64	17-34-116-041	90	17-34-129-016
65	17-34-116-042	91	17-34-129-017
66	17-34-116-043	92	17-34-129-018
67	17-34-116-044	Parcel E	17-34-116-045
68	17-34-224-019	Parcel F	17-34-224-034
69	17-34-224-020		

*DWB*

Lots Numbered Ninety-Three (93) through One Hundred Seventeen (117), plus Lot Numbered "O/S Par I" (Sidwell No. 17-34-224-053), of THE ESTATES AT HAWTHORNE MANOR SECTION 3, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 81, Pages 41 through 43, Recorder's Office, Warren County, Ohio.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
93	17-34-129-022	106	17-34-224-041
94	17-34-129-023	107	17-34-224-042
95	17-34-129-024	108	17-34-224-043

96	17-34-129-025	109	17-34-224-044
97	17-34-129-026	110	17-34-224-045
98	17-34-129-027	111	17-34-224-046
99	17-34-129-028	112	17-34-224-047
100	17-34-224-035	113	17-34-224-048
101	17-34-224-036	114	17-34-224-049
102	17-34-224-037	115	17-34-224-050
103	17-34-224-038	116	17-34-224-051
104	17-34-224-039	117	17-34-224-052
105	17-34-224-040	O/S Par I	17-34-224-053

*DWB*

**BOOK 5024 PAGE 629**