

BETH DECKARD - WARREN COUNTY RECORDER
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VORYS SAYER BEYNDOR & PEASE

TRANSFER NOT NECESSARY
NICK NELSON, AUDITOR
WARREN COUNTY, OHIO

FEB 23 2011

NICK NELSON
AUDITOR, WARREN CO. OHIO

TRUSTEE'S CERTIFICATE


21/200

The undersigned certifies that he is a duly appointed Trustee of Regency Park Homeowners' Association (the "Corporation"), an Ohio nonprofit corporation.

I further certify the following as of this date:

- 1. Attached hereto as Exhibit A is a true, correct and complete copy of the Corporation's Code of Regulations. The Code of Regulations have not been amended and remain in full force and effect in the form attached hereto.

IN WITNESS WHEREOF, this Certificate has been signed, by the undersigned, as a Trustee of the Corporation, being duly authorized to do so this 15th day of February, 2011.


Mathew Walker, Trustee

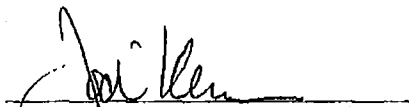
STATE OF OHIO

ss:

COUNTY OF

Before me, Mathew Walker, a Notary Public in and for said County, personally appeared Mathew Walker, to me known and known to me to be the person who, as Trustee of Regency Park Homeowners' Association, the corporation which executed the foregoing instrument, signed the same and acknowledged to me that he did so sign said instrument in the name and on behalf of said corporation as such Trustee; that the same is his free act and deed as such Trustee, and the free and corporate act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 16th day of February, 2011.


Notary Public

My commission expires: 1/31/16

WARREN COUNTY
BOOK 5276 PAGE 830

816065



JODI L. KERN
Notary Public, State of Ohio
My Commission Expires
January 31, 2016

EXHIBIT A
(Attached hereto)

UNOFFICIAL

**CODE OF REGULATIONS
FOR
REGENCY PARK HOME OWNERS' ASSOCIATION**

**ARTICLE I
GENERAL**

SECTION 1. Name and Nature of the Association. The name of the Association shall be Regency Park Homeowners' Association and shall be an Ohio nonprofit corporation.

SECTION 2. Membership. Each owner upon acquisition of title to a Lot shall automatically become a member of the Association. Such Membership shall terminate upon the sale or other disposition by such Member of his or her Lot ownership, at which time the new Owner of such Lot shall automatically become a Member of the Association.

SECTION 3. Definitions. The terms used in this Code of Regulations shall have the same meaning as set forth in the Declaration, unless the context shall prohibit.

**ARTICLE II
MEETINGS OF MEMBERS**

SECTION 1. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board of Trustees either in Hamilton Township, Warren County, Ohio or as convenient thereto as possible and practical.

SECTION 2. Annual Meetings. The first meeting of the Members, whether a regular or special meeting, shall be held in March within one (1) year from the date of incorporation of the Association. Subsequent annual meetings of the Members shall be held in March of each year thereafter at an hour set by the Board. The annual meeting of the Members shall be held at a date and time as set by the Board.

SECTION 3. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call special meetings of the Association if so directed by resolution of a majority of a quorum of the Board of Trustees or a written petition signed by at least twenty-five (25%) percent of the total votes of the Association. The notice of special meetings shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at special meetings except as stated in the notice.

SECTION 4. Notice of Meetings. It shall be the duty of the Secretary to mail or cause to be delivered to the Owner of record of each Lot a notice of each annual or special meetings of the Association stating the purpose of the special meetings, as well as the time and place where it is to be held. If an Owner wishes notice to be given at an address other than his or her Lot, he or she shall designate such address by written notice to the Secretary. The mailing or delivering of a notice of a meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) nor more than sixty (60) days before a meeting.

SECTION 5. Waiver of Notice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after the holding of such meeting. Attendance of any Member at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of such meeting.

SECTION 6. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place of the adjourned meeting are not fixed by those in attendance at the original meeting, or if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for regular meetings.

Those present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of Members required to constitute a quorum.

SECTION 7. Voting Rights. Each Lot shall have one vote. If only one of several Owners of a Lot is present at a meeting of the Association, that Owner is entitled to cast the vote allocated to that Lot. If more than one of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if any one of the Owners casts a vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to a Lot owned by the Association may be cast.

Unless expressly reserved and the Association is notified of such reservation, a land contract vendee as defined in Chapter 5313 of the Revised Code, shall be deemed the proxy of a land contract vendor for purposes of this section.

SECTION 8. Proxies. A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. If a Lot is owned by more than one person, each Owner of the Lot may vote or register protest to the casting of votes by the Owners of a Lot through a duly executed proxy. An Owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one year after its date, unless it specifies a shorter time. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering the Lot, its presentation to the Board of a copy of the mortgage shall be notice of the proxy designation, and if the mortgage so states, of the irrevocability of that designation. Written notice to the Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically cease upon conveyance of the Lot.

SECTION 9. Majority of Owners. As used in this Code of Regulations, the term majority shall mean those votes, Owners, Members or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

SECTION 10. Quorum. Except as otherwise provided in these Code of Regulations or in the Declaration, the presence in person or by proxy of one-third (1/3) of the Members shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

SECTION 11. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transactions occurring thereat.

SECTION 12. Action Without A Meeting. Any action which may be authorized or taken at a meeting of the members, except the election of Board members, may be authorized or taken without a meeting with the affirmative vote or approval, and in writing or writings signed by not less than a majority of the Members. Any such writing shall be entered into the minute book of the Association.

ARTICLE III BOARD OF TRUSTEES

SECTION 1. Governing Body. Except as otherwise provided by law, the Articles of Incorporation, the Declaration or this Code of Regulations, all of the authority of the Association shall be exercised by or under the direction of the Board of Trustees.

SECTION 2. Number and Qualification of Trustees. The initial Board of Trustees in the Association shall consist of three (3) persons and shall be those named in the Articles of Incorporation. Except those appointed by the Declarant, all Trustees must be Owners. The spouse of an Owner is qualified to act as a Trustee if both the Owner and the spouse occupy the Lot. No person and his or her spouse may serve on the Board at the same time. The Declarant, M/I Schottenstein Homes, Inc. reserves the right to appoint all Trustees to the Board until such time as ninety (90%) percent of the total Lots located in the subdivision have been sold and conveyed. The Declarant may, at its option, terminate this control of the Board earlier at its discretion. The date of termination of control and the right to appoint Trustees as set forth herein either voluntarily or upon sale of ninety (90%) of the total Lots in the subdivision is referred to as the "Turnover Date".

SECTION 3. Nomination of Trustees. Except for Trustees selected by the Declarant, nominations for election of the Board of Trustees shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board at each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

SECTION 4. Election of Trustees. The Trustees shall be elected at each annual meeting of the Members of the Association or at a special meeting called for the purpose of electing Trustees. At a meeting of Members of the Association at which Trustees are to be elected, only persons nominated as candidates shall be eligible for election as Trustees and the candidates receiving the greatest number of votes shall be elected. The Board may adopt rules regarding nominations and procedure for elections. Election to the Board shall be by secret written ballot and at such elections, the Members or their proxies may cast, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions of the Declaration.

SECTION 5. Term of Office; Resignations. Except for those Trustees appointed by the Declarant, each Trustee shall hold office for a term of two (2) years and until his or her successor is elected, or until his or her earlier resignation, removal from office, or death. It is intended by these Code of Regulations that the terms of the Trustees shall be staggered with two (2) Trustees being elected in odd numbered years and one (1) Trustee being elected in even numbered years. The initial terms of the Trustees elected by the Owners shall be adjusted to carry out this intent.

Any Trustee may resign at any time by oral statement to that effect made at a meeting of the Board of Trustees or in writing to that effect delivered to the Secretary of the Association. Such resignation to take effect immediately or at such other time as the Trustee may specify. In the event of death or resignation of a Trustee, his or her successor shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of the predecessor.

SECTION 6. Compensation. Members of the Board of Trustees shall serve without compensation, except that they may be reimbursed for actual expenses incurred on behalf of the Association.

SECTION 7. Removal of Trustees. Except for those appointed by the Declarant, at any regular or special meeting of the Association duly called, any one or more of the members of the Board of Trustees may be removed, with or without cause, by a majority vote of the Owners, and a successor may then and there be elected to fill the vacancy thus created. A Trustee whose removal has been proposed shall be given at least ten (10) days notice of the calling of the meeting and the purposes thereof and shall be given an opportunity to be heard at the meeting. Additionally, any Trustee who has three (3) unexcused absences from Board meetings or who is delinquent in payment of an Assessment for more than thirty (30) days may be removed by a majority vote of the Trustees at Trustees' meeting, a quorum of Trustees being present.

SECTION 8. Organization Meetings. The first meeting of the members of the Board of Trustees following each annual meeting of the Members shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

SECTION 9. Regular Meetings. Regular meetings of the Board of Trustees may be held at such time and place as shall be determined from time to time by a majority of the Trustees, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter.

SECTION 10. Special Meetings. Special meetings of the Board of Trustees shall be held when called by written notice signed by the President or Secretary of the Association, or by any two (2) Trustees. The notice shall specify the time and place of the meeting and the nature of any special business to be considered.

SECTION 11. Notice of Meetings; Waiver. Notice of the time and place of each meeting of the Trustees, whether regular or special, shall be given to each Trustee by one of the following methods: (a) personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the Trustee or to a person at the Trustee's home or place of business who would reasonably be expected to communicate such notice promptly to the Trustee; or (d) by telegram or cablegram, charges prepaid. All such notices shall be given or sent to the Trustee's address or telephone number as shown on the records of the Association. Notice sent by first class mail shall be deposited into a United States mailbox, at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, telegraph or cablegram company at least seventy-two (72) hours before the time set for the meeting. Notices shall also be posted at a prominent place within the Properties not less than seventy-two (72) hours prior to the scheduled time of the meeting.

Waiver of notice of meetings of the Trustees shall be deemed the equivalent of proper notice. Any Trustee may, in writing, waive notice of any meeting of the Board, either before or after the holding of such meeting. Such writing shall be entered into the minutes of the meeting. Attendance of any Trustee at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of such meeting.

SECTION 12. Quorum of the Board of Trustees. At all meetings of the Board of Trustees, a majority of the Trustees shall constitute a quorum for the transaction of business, and the votes of a majority of the Trustees present at a meeting at which a quorum is present shall constitute the decision of the Board. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of the Trustees, if any action taken is approved by at least a majority of the required quorum for that meeting. Notice of adjournment of a meeting need not be given if the time and place to which it is adjourned are fixed and announced at such meeting. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted.

SECTION 13. Conduct of Meetings. The President shall preside over all meetings of the Board of Trustees, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transaction occurring thereat.

SECTION 14. Open Meetings. All meetings of the Board of Trustees shall be open to all Members of the Association, but Members other than the Trustees may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

SECTION 15. Executive Session. The Board may, with approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, or orders of business of

similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

SECTION 16. **Action Without A Meeting.** Any action which may be authorized or taken at a meeting of the Board of Trustees may be authorized or taken without a meeting with the affirmative vote or approval, and in writing or writings signed by all the Trustees. Any such writing shall be entered into the minute book of the Association. An explanation of the action taken shall be posted at a prominent place or places within the Properties within three (3) days after written consents of all the Board members have been obtained.

ARTICLE IV OFFICERS

SECTION 1. **Officers.** The officers of the Association shall be a President, Secretary and Treasurer. The Board of Trustees may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board. Any two or more offices may be held by the same person, excepting the offices of President and Secretary. All Officers shall be elected from among members of the Board of Trustees.

SECTION 2. **Election; Term of Office; Vacancies.** The officers of the Association shall be elected annually by the Board of Trustees at the first meeting of the Board following each annual meeting of the Members, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal or otherwise may be filled by the Board for the unexpired portion of the term.

SECTION 3. **Removal.** Any officer may be removed by the Board of Trustees whenever in its judgment the best interests of the Association would be served thereby.

SECTION 4. **Powers and Duties.** The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board. The President shall be the chief executive officer of the Association. The Treasurer shall have the primary responsibility for the preparation of the budget and may delegate all or part of the preparation and notification duties to a finance, management agent or both.

SECTION 5. **Resignation.** Any officer may resign at any time by giving written notice to the Board of Trustees, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**ARTICLE V
COMMITTEES**

SECTION 1. General. Except as hereinafter provided in Section 2, committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Trustees present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee be composed as required by law and operate in accordance with the terms of the resolution of the Board designating such committee or with rules adopted by the Board and to the full extent permitted by law.

SECTION 2. Executive Committee. The Board of Trustees may, by resolution adopted or signed by all of the Trustees, appoint an Executive Committee to consist of three (3) Trustees. The Board may delegate any or all of its duties to such committee. Any resolution or writing appointing such committee must acknowledge the responsibility of all of the Trustees for the operation and administration of the Association.

**ARTICLE VI
DETERMINATION AND PAYMENT OF ASSESSMENTS**

SECTION 1. Adoption of Budget. It shall be the duty of the Board to prepare and adopt a budget covering the estimated Common Expenses of the Association for the coming fiscal year. The budget shall also include a capital contribution or reserve in accordance with a capital budget separately prepared. After adoption of the budget, the Board shall cause the summary of the budget and the Assessments to be levied against each Lot for the following year to be delivered to each Owner. Such summary shall be delivered at least thirty (30) days prior to the start of the fiscal year. The budget and Assessments shall take effect on the first day of the fiscal year.

SECTION 2. Capital Budget and Contribution. The Board shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessment, as provided in Section 1 of this Article. A copy of the capital budget shall be distributed to each Owner in the same manner as the operating budget.

SECTION 3. Failure to Adopt Budget. The failure or delay of the Board to adopt a budget as provided herein shall not constitute a waiver or release of the obligation of an Owner to pay the Assessments. In such event, the Assessments based upon the budget last adopted shall continue until such time as the Board adopts a new budget.

SECTION 4. Computation of Assessments. The Assessments for Common Expenses for each Lot shall be determined in accordance with the operating budget and the capital

contribution budget as they apply to the various Lots. Unless otherwise determined by the Board, all Assessments shall be charged on an annual basis.

SECTION 5. Payment, Delinquency and Acceleration. Unless otherwise determined by the Board, all Assessments shall be payable monthly. Any installment of an Assessment shall become delinquent if not paid on the due date as established by the Board. With respect to each installment of an Assessment not paid within five (5) days after its due date, the Board may, at its election, require the Owner to pay a reasonable late charge, together with interest at the rate provided in Section 1343.03 of the Ohio Revised Code calculated from the date of delinquency to and including the date full payment is received by the Association. If any installment of an Assessment is not paid within thirty (30) days after its due date, the Board may, at its election, declare all of the unpaid balance of the Assessment for the then current fiscal year, attributable to that Lot, to be immediately due and payable without further demand and may enforce collection of the full Assessment and all charges thereon in any manner authorized by Law, the Declaration and these Code of Regulations.

SECTION 6. Remedies for Default. If an Owner is in default of payment of an Assessment, the Board may authorize collection through any lawful means, including foreclosure of the lien. Interest and all costs of such collection, including but not limited to court costs, lien fees, attorney fees shall be included in the amount due from the Owner and may be collected. The Board may authorize the Association to bid its interest at any foreclosure sale and to acquire, hold, lease, mortgage and convey any Lot.

ARTICLE VII MISCELLANEOUS

SECTION 1. Fiscal Year. The Association may adopt any fiscal year as determined by the Board.

SECTION 2. Parliamentary Rules. Except as may be modified by Board resolution establishing modified procedures, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Ohio law, the Articles of Incorporation, the Declaration, or this Code of Regulations.

SECTION 3. Conflicts. If there are conflicts or inconsistencies between the provisions of Ohio law, the Articles of Incorporation, the Declaration, and these Code of Regulations, the provisions of Ohio law, the Declaration, the Articles of Incorporation, and this Code of Regulations (in that order) shall prevail.

SECTION 4. Books and Records.

a. **Inspection by Members.** The membership book, account books and minutes of the Association, the Board and any committee shall be made available for inspection and copying by any Member or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a Member at the office of the Association or at such other place within Warren County, Ohio, as the Board shall prescribe.

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.

Lot No.	Sidwell No.	Lot No.	Sidwell No.
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	17-34-363-001 303-001
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

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

113	17-34-165-044 <i>KW</i>	
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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. <i>KW</i>	Lot No.	Sidwell No.
138	16-04-242-003 <i>KW</i>	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

105 *17-34-113-011* *Parcel "G" 16-04-242-024 KW*
 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. <i>KW</i>	Lot No.	Sidwell No.
195	17-34-165-045 <i>ALL</i>	202	17-34-151-025
196	17-34-165-046	203	17-34-151-026

197	17-34-165-047	KW	204	17-34-151-027
198	17-34-165-048	AW	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

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.	KW	Lot No.	Sidwell No.
210	17-34-303-004	AW	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			

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.	KW	Lot No.	Sidwell No.
243	17-34-164-009	AW	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
250	17-34-164-016		274	17-34-314-064

KW
 (ALL) Parcel "J" 17-34-164-028

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

PARCEL "I" 17-34-314-067

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	17-34-314-072
316	17-34-328-005	336	17-34-314-073
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		

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.	<i>KW</i> <i>(ALL)</i> 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		

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.	<i>KW</i> <i>(ALL)</i> 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

KW ALL

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		

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		

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

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

Lot No.	<i>KW</i> <i>(PW)</i>	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

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.	<i>KW</i> <i>(PW)</i>	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		

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.	<i>KW</i> 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		

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.	<i>KW</i> 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	17-34-115-008	17-34-115-009
		17-34-115-010	17-34-115-011

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.	<i>KW</i> <i>(ALL)</i>	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		

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.	<i>KW</i> <i>(ALL)</i>	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

This instrument was prepared by:

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NO OFFICIAL