

BYLAWS OF
OXFORD COMMONS CONDOMINIUMS ASSOCIATION

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BYLAWS OF
OXFORD COMMONS CONDOMINIUMS ASSOCIATION

ARTICLE I

INTRODUCTORY PROVISIONS

1.1. Applicability. These Bylaws provide for the governance of the Association pursuant to the requirements of § 3306 of the Act with respect to the Condominium created by the recording of the Declaration among the land records of Adams County in Deed Book ____, Volume _____ at page _____, as the same may be amended from time to time.

1.2. Definitions. Capitalized terms used herein without definition shall have the meanings specified for such terms in the Declaration to which these Bylaws pertain or, if not defined thereon, the meanings specified or used for such terms in the Act.

1.3. Compliance. Pursuant to the provisions of the Act, every Unit Owner and all Persons entitled to occupy a Unit shall comply with these Bylaws.

1.4. Office. The Office of the Condominium, the Association, and the Executive Board shall be located at the Property, or at such other place as may be designated from time to time by the Executive Board.

ARTICLE II

THE ASSOCIATION

2.1. Composition. The Association is hereby organized on the date hereof as an incorporated Association. The Association shall consist of all the Unit Owners acting as a group in accordance with the Act pursuant to the Declaration and these Bylaws. The Association shall have the responsibility of administering the Condominium, establishing the means and methods of collecting assessments and charges, arranging for the management of the Condominium and performing all of the other acts that may be required or permitted to be performed by the Association pursuant to the Act and the Declaration. The foregoing responsibilities shall be performed by the Executive Board or Managing Agent as more particularly set forth in these Bylaws.

2.2. Annual Meetings. The Annual meeting of the Association shall be held on the third Tuesday in September each year. At such annual meetings the Executive Board shall be elected by ballot of the Unit Owners in accordance with the requirements of Section 3.3 of these Bylaws (subject to Section 11 of the Declaration) and such other business as may properly come before the meeting may be transacted.

2.3. 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 Unit Owners as may be designated by the Executive Board.

2.4. Special Meetings.

(a) The President shall call a special meeting of the Association if so directed by resolution of the Executive Board or upon a petition signed and presented to the Secretary by Unit Owners of not less than 30% of the aggregate Percentage Interests. The notice of any special meeting shall state the time, place and purpose thereof. Such meeting shall be held within 45 days after receipt by the President of said resolution or petition; provided, however, if the purpose includes the possible rejection of a budget or capital expenditure pursuant to Section 5.8 below, such meeting shall be held within 15 days after receipt by the President of said resolution or petition. No business shall be transacted at a special meeting except as stated in the notice.

(b) Within 30 days after conveyance of 25% of the Units to Unit Owners other than the Declarant, a Special meeting of the Association and Transition Election shall be held at which one (1) additional person who is a Unit Owner shall be elected to the Executive Board. Only Unit Owners other than the Declarant may vote at such Transition Election. The term of the Director so elected at the transition Election and each successor to such member shall expire on the third Tuesday in September of each even numbered year following the year in which such member is elected. During the Declarant Control Period each such successors to such member shall be elected only by Unit Owners other than the Declarant.

(c) Within 30 days after conveyance of 50% of the Units to Unit Owners other than the Declarant, another Special meeting of the Association and Transition Election shall be held at which time one additional person who is a Unit Owner shall be elected to the Executive Board. Only Unit Owners other than the Declarant may vote at such Transition Election. The term of such Executive Board Member elected at this Transition Election and each successor to such members shall expire on the first Tuesday in September of each

even numbered year following the year in which such member is elected. During the Declarant Control Period, successors to such members shall be elected only by Unit Owners other than the Declarant.

(d) Within 5 days prior to the termination of the Declarant Control Period or at such earlier date as the Declarant in its sole discretion shall specify, a special meeting of the Association shall be held at which all of the members of the Executive Board appointed by the Declarant shall resign, and the Unit Owners, including the Declarant if the Declarant then owns one or more Units, shall thereupon elect successor members of the Executive Board to act in the place and stead of those resigning. The term of members of the Executive Board, members so elected and their successors, shall expire on the third Tuesday in September of each odd numbered year thereafter.

2.5. Notice of Meetings. The Secretary shall give to each Unit Owner a notice of each annual or regularly-scheduled meeting of the Association at least twenty (20) but not more than 60 days prior thereto, and of each special meeting of the Unit Owners at least ten (10) but not more than 45 days, prior to such meeting, stating the time, place and purpose thereof. The giving of a notice of meeting in the manner provided in this Section and Section 9.1 of these Bylaws shall be considered service of notice.

2.6. Adjournment of Meetings. If at any meeting of the Association a quorum is not present, the Unit Owners entitled to cast a majority of the votes represented at such meeting may adjourn the meeting to a time not less than forty-five (48) hours after the time for which the original meeting was called.

2.7. Voting.

(a) Voting at all meetings of the Association shall be on a percentage basis and the percentage of the vote to which each Unit Owner is entitled shall be the Percentage Interest assigned to his or her Unit in the Declaration.

(b) Where the ownership of a Unit is in more than one Person, or where the Owner is a corporation, joint venture, partnership or unincorporated association, the Person, who shall be entitled to cast the vote of such Unit shall be the Person named in a certificate executed by all of the Owners of such Unit, or by the entity pursuant to its governing documents and filed with the Secretary or, in the absence of such named Person from the meeting, the Person who shall be entitled to cast the vote of such Unit shall be the Person owning such Unit who is present. Such

Certificate shall be valid until revoked by a subsequent Certificate similarly executed. If more than one Person owning such Unit is present, then such vote shall be cast only in accordance with their unanimous agreement pursuant to § 3301(a) of the Act. There shall be deemed to be unanimous agreement if any one of the multiple owners casts the votes allocated to that Unit without protest being made promptly to the Person presiding over the meeting by any of the other Owners of the Unit.

(c) Subject to the requirements of the Act, wherever the approval or disapproval of a Unit Owner is required by the Act, the Declaration or these Bylaws, such approval or disapproval shall be made only by the Person who would be entitled to cast the vote of such Unit at any meeting of the Association. Except with respect to election of members of the Executive Board and except where a greater number is required by the Act, the Declaration or these Bylaws, the owners of more than 50% of the aggregate Percentage Interest in the Condominium voting in person or by proxy at one time at a duly convened meeting at which a quorum is present are required to adopt decisions at any meeting of the Association. By specified percentage of the Unit Owners means the Unit Owners owning such Percentage Interests in the aggregate.

(d) At each election for Executive Board Members, each Unit Owner shall be entitled to cast for each vacancy to be filled at such election the number of votes allocated to the Unit or Units owned by such Unit Owner as provided in the Declaration. Those candidates for election receiving the greatest number of votes cast in such election shall be elected. Except as set forth in Sections 2.4(b) and (c), 3.4 and 3.5(b), if the Declarant owns or holds title to one or more Units, the Declarant shall have the right at any meetings of the Association to cast the votes to which such Unit or Units are entitled. No votes allocated to a Unit owned by the Association may be cast. There shall be no cumulative or class voting.

2.8. Proxies. A vote may be cast in person or by proxy. If a Unit is owned by more than one Person, each Owner of the Unit may vote or register protest to the casting of the votes by the other Owners of the Unit through a duly executed proxy. No proxy shall be valid for a period in excess of one (1) year after the execution thereof. A proxy is void if it is not dated or purports to be revocable without notice. No votes allocated to a Unit owned by the Association may be cast.

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2.9. Quorum.

(a) Except as set forth below, the presence in person or by proxy of Unit Owners of 20% or more of the aggregate Percentage Interests at the commencement of a meeting shall constitute a quorum at all meetings of the Unit Owners Association.

(b) If a meeting is adjourned pursuant to Section 2.6 above, the presence in Person or by proxy of Unit Owners of 15% or more of the aggregate Percentage Interest at the commencement of a meeting shall constitute a quorum.

2.10. 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 a minute book all resolutions adopted at the meeting as well as a record of all transactions occurring thereat. The President may appoint a person to serve as parliamentarian at any meeting of the Association. The then current edition of Robert's Rules of Order shall govern the conduct of all meetings of the Association when not in conflict with the Declaration, these Bylaws or the Act. All votes shall be tallied by tellers appointed by the President.

ARTICLE III

EXECUTIVE BOARD

3.1. Powers and Duties. The Executive Board shall have all of the powers and duties granted by the Act.

3.2. Number and qualifications. The affairs of the Association shall be governed by an Executive Board. Prior to the Transaction Elections provided for by section 2.4(b) and (c) above, the Executive Board shall be composed of three (3) natural persons who shall be appointed by the Declarant. After the Transition Elections, the Executive Board shall be composed respectively of four (4) and then five (5) persons. All members of the Executive Board shall be Unit Owners or designees of the Declarant. In order to allow for the smooth and orderly transfer of control of the Oxford Commons Condominiums Association to the Unit Owners, a special election meeting will be held no later than 30 days after 25% of the units have been conveyed to persons other than the Declarant, so that Unit Owners other than the Declarant may elect a Unit Owner as an additional member of the Executive Board. When 50% of the units have been conveyed to persons other than the Declarant, another special election meeting will be held within thirty (30) days so that the Unit Owners other than the Declarant

may elect a second Unit Owner to serve on the Executive Board with the three (3) members appointed by Declarant. Not later than the earlier of: (i) seven (7) years after the date of the recording of this Declaration; or (ii) 180 days after the conveyance of 75% of the units that may be conveyed to Unit Owners other than the Declarant, all remaining Declarant appointed members of the Executive Board shall resign and the Unit Owners (including Declarant) will at a special election meeting to be held 30 days thereafter elect an entire Executive Board.

After this meeting of the Unit Owners, all five (5) members of the Executive Board must be either Unit Owners or partners, shareholders, or officers of the entities that are Unit Owners or of Declarant. Annual meetings of Unit Owners will take place on the third Tuesday in September of each year. Votes of Unit Owners will be allocated to Unit Owners in the same proportions as are the percentage interests appurtenant to the units. The Declarant will be entitled to vote all votes allocated to units which it owns.

3.3 Delegation of Powers; Managing Agent. The Executive Board may employ for the Condominium a "Managing Agent" at a compensation established by the Executive Board. The Managing Agent shall perform such duties and services as the Executive Board shall authorize, including, but not limited to, all of the duties listed in the Act, the Declaration and these Bylaws, provided, however, where a Managing Agent does not have the power to act under the Act, the Declaration or these Bylaws, such duties shall be performed as advisory to the Executive Board. The Executive Board may delegate to the Managing Agent all of the powers granted to the Executive Board by the Act, the Declaration and these Bylaws other than the following powers:

- (a) to adopt the annual budget, any amendment thereto or to assess any Common Expense;
- (b) to adopt, repeal or amend Rules and Regulations;
- (c) to designate signatories on Association bank accounts;
- (d) to borrow money on behalf of the Association;
- (e) to acquire and mortgage Units;
- (f) to allocate Limited Common Elements.

Any contract with the Managing Agent must provide that it may be terminated with cause on no more than 30 days' written notice and without cause and without penalty or any termination fee on no more than 90 days' written notice. The terms of any such contract may not exceed two (2) years.

3.4. Election and Term of Office.

(a) At any annual meetings of the Association, subject to Section 11 of the Declaration, the election of members of the Executive Board shall be held. The term of office of any Executive Board Member to be elected (except as set forth in Section 2.4(b) and (c), and Section 3.4 and 3.5 hereof) shall be fixed at two (2) years. The members of the Executive Board shall hold office until the earlier to occur of the election of their respective successors or their death, adjudication of incompetency, removal, or resignation. An Executive Board Member may serve an unlimited number of terms and may succeed themselves.

(b) Persons qualified to be members of the Executive Board may be nominated as follows:

(1) Any Unit Owner may submit to the Secretary at least 30 days before the meeting at which the election is to be held a nominating petition signed by Unit Owners owning at least four (4) Units and a statement that the person nominated is willing to serve on the Executive Board. The Secretary shall mail or hand deliver the submitted items to every Unit Owner along with the notice of such meeting;

(2) Nominations may be submitted from the floor at the meeting at which the election is held for each vacancy on the Executive Board for which no more than one person has been nominated by petition.

3.5 Removal or Resignation of Members of the Executive Board.

(a) Except with respect to members appointed by Declarant, at any regular or special meeting of the Association duly called and subject to the notice requirements set forth in subsection 3.5(b) below, any one or more of the members of the Executive Board may be removed with or without cause by Unit Owners entitled to cast a majority of all votes in the Association. A successor may then and there be elected to fill the vacancy thus created for the remainder of the term of the member being replaced. In case of multiple vacancies, the person receiving the greatest number of votes shall be elected for the longest term. Notwithstanding the foregoing, during the Declarant Control Period,

an Executive Board Member elected by only the Unit Members other than the Declarant pursuant to Section 2.4(b) and (c) hereof, may be removed and a replacement elected only by a majority of all votes of Unit Owners other than the Declarant.

(b) Any Unit Owner proposing removal of a Committee member shall give notice thereof to the Secretary. Any member whose removal has been proposed by a Unit Owner shall be given at least 20 days notice by the Secretary of the time, place and purpose of the meeting and shall be given an opportunity to be heard at the meeting.

(c) A member of the Executive Board may resign at any time and shall be deemed to have resigned upon transfer of title to their Unit, if, as a result of such transfer, such member of the Executive Board has no ownership interest in any Unit.

(d) Declarant shall have the right to remove and replace any or all members appointed by the Declarant at any time and time to time.

3.6. Vacancies.

(a) Except with respect to members appointed by the Declarant, members elected by the Unit Owners other than the Declarant and serving during the Declarant Control Period pursuant to Section 2.4(b) and (c) and vacancies caused by the removal of an Executive Board member by a vote of the Unit Owners as set forth in Section 3.4 above, all vacancies in the Executive Board shall be filled by a vote of a majority of the remaining members of the Executive Board. Such vote shall be conducted at a special meeting of the Executive Board held for such purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum. Any person so elected shall be a member of the Executive Board for the remainder of the term of the member being replaced. In the case of multiple vacancies, the person receiving the greatest number of votes shall be elected for the longest term.

(b) During the Declarant Control Period, any vacancy created by the death, adjudication of incompetency, removal or resignation of a member of the Executive Board elected by only the Unit Owners other than the Declarant pursuant to Section 2.4(b) and (c) hereof shall be filled by the vote of only Unit Owners other than the Declarant. Except in the case of vacancy by removal and simultaneous replacement election pursuant to Section 3.4 above, the vote to fill a vacancy hereunder shall be conducted at a special meeting of the Association to be held for such purpose

within 20 days after the occurrence of such vacancy. The Secretary shall give each Unit Owner at least 10 days prior notice of this special meeting, stating the time, place and purpose thereof. Any person so elected shall be a member of the Executive Board for the remainder of the term of the member being replaced.

3.7. Organization Meeting. The first meeting of the Executive Board following each annual meeting of the Association (hereinafter referred to as "Organization Meeting") shall be held within 10 days thereafter at such time and place fixed by the President (even if he is the outgoing President) at the meeting at which such Executive Board shall have been elected. No notice shall be necessary to the newly elected members of the Executive Board in order legally to constitute such meeting, providing a majority of the whole Executive Board shall be present at such meeting.

3.8. Regular Meetings. Regular meetings of the Executive Board may be held at such time and place as shall be determined from time to time by a majority of the members, but such meetings shall be held at least once every two (2) months. Notice of regular meetings of the Executive Board shall be given to each member, by mail or telegraph, at least 10 business days prior to the day named for such meeting.

3.9. Special Meetings. Special meetings of the Executive Board may be called by the President on at least 3 business days' notice to each member, given by mail or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Executive Board shall be called by the President or Secretary in like manner and on like notice on written request of at least two (2) members of the Executive Board.

3.10. Waiver of Notice. Any member may at any time, in writing, waive notice of any meeting of the Executive Board, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the Executive Board shall constitute a waiver of notice by him of the time, place and purpose of such meeting. If all members are present at any meeting of the Executive Board, no notice shall be required and any business may be transacted at such meeting.

3.11. Quorum of the Executive Board. At all meetings of the Executive Board a majority of the members shall constitute a quorum for the transaction of business, and the votes of a majority of the members present at a meeting at which a quorum is present shall constitute the decision of the Executive Board. If at any meeting of the Executive Board there shall be less than a quorum present, any business which might have been transacted at the meeting

originally called may be transacted without further notice. One or more members of the Executive Board may participate in and be counted for quorum purpose at any meeting by means of conference telephone or similar communication equipment pursuant to which all persons participating in the meeting can hear each other.

3.12. Compensation. No member of the Executive Board shall receive any compensation from the Association for acting as such, but may be reimbursed for any reasonable expenses incurred in the performance of their duties.

3.13. Conduct of Meetings. The President shall preside over all meetings of the Executive Board and the Secretary shall keep a minute book of the Executive Board meetings, recording therein all resolutions adopted by the Executive Board and a record of all transactions and proceedings occurring at such meetings. Such minute book shall be kept at the office of the Association and may be examined at any time by any member who may make copies of any provisions. The Secretary shall, upon request of any member, for a reasonable charge, supply such members with copies of such minutes as such member shall designate certified by such Secretary as being true and correct. The then-current edition of Robert's Rules of Order shall govern the conduct of the meetings of the Executive Board when not in conflict with the Declaration, these Bylaws or the Act.

3.14. Action Without Meeting. Any action by the Executive Board required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Executive Board shall individually or collectively consent in writing to such action. Such written consent shall be filed with the minutes of the proceedings of the Executive Board.

3.15. Validity of Contracts with Interested Executive Board Members. No contract or other transaction between the Association and one or more of its Executive Board members or between the Association and any corporation, firm, or association in which one or more of the Executive Board members of the Association are directors or officers, or are financially interested, shall be void or voidable because such Executive Board member or members are present at any meeting of the Executive Board which authorized or approved the contract or transaction or because his or her votes are counted, if the circumstances specified in either of the following subparagraphs exists:

(a) The fact that an Executive Board member is also such a director or officer or has such financial interest is disclosed or known to the Executive Board and is noted in the minutes

thereof, and the Executive Board authorizes, approves, or ratifies the contract or transaction in good faith by a vote sufficient for the purpose without counting the vote or votes of such Executive Board member or members; or,

(b) The contract or transaction is made in good faith and is not unconscionable to the Association at the time it is authorized, approved or ratified.

3.16. Inclusion of Interested Executive Board Members in the Quorum. Any Executive Board member holding such director or officer position or having such financial interest in another corporation, firm or association may be counted in determining the presence of a quorum at a meeting of the Executive Board or a committee thereof which authorizes, approves or ratifies a contract or transaction of the type described in Section 3.15 hereof.

3.17. Limited Liability of the Executive Board. The Executive Board, and its members in their capacity as members, officers and employees:

(a) Shall not be liable for the failure of any service to be obtained by the Executive Board and paid for by the Association, or for injury or damage to Persons or property caused by the elements or by another Unit Owner or Person on the Property, or resulting from electricity, gas, water, rain, dust or same which may leak or flow from the outside or from any part of the Building, or from any of its pipes, drains, conduits, appliances, or equipment, or from any other place unless in each such instance such injury or damage has been caused by the willful misconduct or gross negligence of the Association or the Executive Board;

(b) Shall not be liable to the Unit Owners as a result of the performance of the Executive Board members' duties for any mistake of judgment, negligence or otherwise, except for the Executive Board members' duties;

(c) Shall have no personal liability in contract to a Unit Owner or any other person or entity under any agreement, check, contract, deed, lease, mortgage, instrument or transaction entered into by them on behalf of the Executive Board or the Association in the performance of the Executive Board members' duties;

(d) Shall not be liable to a Unit Owner, or such Unit Owner's tenants, employees, agents, customers or guests, for loss or damage caused by theft or damage to personal property left by such Unit Owner or their tenants, employees, agents, customers or

guests in a Unit, or in or on the Common Elements or Limited Common Elements, except for the Executive Board members' own willful misconduct or gross negligence;

(e) Shall have no personal liability in tort to a Unit Owner or any other person or entity, direct or imputed, by virtue of acts performed by or for them, except for the Executive Board members' own willful misconduct or gross negligence in the performance of their duties; and,

(f) Shall have no personal liability arising out of the use, misuse or condition of the Buildings, or which might in any other way be assessed against or imputed to the Executive Board members as a result of or by virtue of their performance of their duties, except for the Executive Board members' own willful misconduct or gross negligence.

3.18. Indemnification. Each member of the Executive Board in his or her capacity as an Executive Board member, officer or both, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon them in connection with any proceeding in which they may become involved by reason of their being or having been a member and/or officer of the Executive Board, or any settlement of any such proceeding, whether or not they are an Executive Board member, officer or both at the time such expenses are incurred, except in such cases wherein such Executive Board member and/or officer is adjudged guilty of willful misconduct or gross negligence in the performance of their duties; provided that, in the event of a settlement, this indemnification shall apply only if and when the Executive Board (with the affected member abstaining if they are then an Executive Board member) approves such settlement and reimbursement as being in the best interests of the Association. The indemnification by the Unit Owners set forth in this Section 3.17 shall be paid by the Association on behalf of the Unit Owners and shall constitute a Common Expense and shall be assessed and collectible as such. Such right of indemnification shall not be deemed exclusive of any other rights to which such Executive Board member and/or officer may be entitled as a matter of law or agreement or by vote of the Unit Owners or otherwise.

ARTICLE IV

OFFICERS

4.1. Designation. The principal officers of the Association shall be the President, the Vice President, the Secretary and the

Treasurer, all of whom shall be elected by the Executive Board. The Executive Board may appoint an assistant treasurer, an assistant secretary and such other officers as in its judgment may be necessary. The President and Vice President shall be members of the Executive Board. Any other officers may, but need not, be Unit Owners or members of the Executive Board. An officer other than the President may hold more than one office.

4.2. Election of Officers. The officers of the Association shall be elected annually by the Executive Board at the organization meeting of each new Committee and shall hold office at the pleasure of the Executive Board.

4.3. Removal of Officers. Upon the affirmative vote of a majority of all members of the Executive Board, any officer may be removed, either with or without cause, and a successor may be elected at any meeting of the Executive Board called for this purpose.

4.4. President. The President shall be the chief executive officer of the Association, preside at all meetings of the Association and of the Executive Board and shall have all of the general powers and duties which are incident to the office of president of a corporation organized under the laws of the Commonwealth of Pennsylvania including without limitation the power to appoint committees from among the Unit Owners from time to time as the President may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association. The President shall cease holding this office at such time as they cease to be a member of the Executive Board.

4.5. Vice President. The Vice President shall take the place of the President and perform the duties of the President whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Executive Board shall appoint some other member of the Executive Board to act in the place of the President, on an interim basis. The Vice President shall also perform any other duties as shall from time to time be delegated or assigned him or her by the Executive Board or by the President. The Vice President shall cease holding this office at such time as he or she ceases to be a member of the Executive Board.

4.6. Secretary. The Secretary shall keep the minutes of all meetings of the Association and of the Executive Committee, have charge of such books and papers as the Executive Board may direct, maintain a register setting forth the place to which all notices to Unit Owners and holders of mortgages on any Units hereunder shall

be delivered and, in general, perform all the duties incident to the office of secretary of a corporation organized under the laws of the Commonwealth of Pennsylvania. The Secretary shall, upon request, provide any Person, or cause to be provided to any Person entitled thereto a written statement or certification of the information required to be provided by the Association pursuant to §§ 3315(g), 3407(a) and 3407(b) of the Act and paragraphs 5.09 and 5.11 below. To the extent permitted by the Act, the Secretary may impose a reasonable charge for the preparation of any such statement and/or certification and the reproduction of such documents in order to cover the cost of the preparation and reproduction.

4.7. Treasurer. The Treasurer shall have the responsibility for the safekeeping of Association funds and securities, be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data, and be responsible for the deposit of all monies in the name of the Executive Board, the Association or the Managing Agent, in such depositories as may from time to time be designated by the Executive Board and, in general, perform all the duties incident to the office of treasurer of a corporation organized under the laws of the Commonwealth of Pennsylvania.

4.8. Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations in excess of FIVE HUNDRED DOLLARS (\$500.00) shall be executed by any two (2) officers of the Association. All such instruments for expenditures or obligations of FIVE HUNDRED DOLLARS (\$500.00) or less may be executed by any one (1) officer of the Association.

4.9. Compensation of Officers. No officer who is also a member of the Executive Board shall receive any compensation from the Association for acting as such officer, but may be reimbursed for any reasonable out-of-pocket expense incurred in performing his or her duties; provided, however, the Secretary and Treasurer may be compensated for their services if the Executive Board determines such compensation to be appropriate.

ARTICLE V

COMMON EXPENSES; BUDGETS

5.1. Fiscal Year. The fiscal year of the Association shall be the calendar year unless otherwise determined by the Executive

Board; provided, however, that the first fiscal year shall begin upon the recordation of the Declaration.

5.2. Preparation and Approval of Budget.

(a) On or before the first day of November of each year, the Executive Board shall adopt an annual budget for the Association containing an estimate of the total amount considered necessary to pay the cost of maintenance, management, operation, repair and replacement of the Common Elements and those parts of the Units which it is the responsibility of the Executive Board to maintain, repair and replace, and the cost of wages, materials, insurance premiums, services, supplies, and other expenses that may be declared to be Common Expenses by the Act, the Declaration, these Bylaws or a resolution of the Association and which will be required during the ensuing fiscal year for the administration, operation, maintenance and repair of the Property and the rendering to the Unit Owners of all related services. Such budget shall also include such reasonable amounts as the Executive Board considers necessary to provide working capital, a general operating reserve, and reserves for the contingencies and replacements. The budget shall segregate General Common Expenses and Limited Expenses.

(b) On or before the 15th day of November of each year, the Executive Board shall make the budget available for inspection at the Association and within 10 business days of the adoption of the budget shall send to each Unit Owner a copy of the budget in a reasonably itemized form that sets forth the amount of the Common Expenses. Such budget shall constitute the basis for determining each Unit Owners' assessments for General Common Expenses and Limited Expenses of the Association and shall automatically take effect at the beginning of the fiscal year for which it is adopted, subject to paragraph 5.8 below.

(c) Within 45 days after the creation of Units or any Additional Real Estate the Executive Board shall revise the budget to reflect changes in General Common Expenses resulting from such addition, and to reflect the proportionate liability of all Units for General Common Expenses for the remainder of the fiscal year in which such events occur. The amount of assessments attributable to each Unit thereafter shall be the amount specified in the adjusted budget, until a new budget shall have been adopted by the Executive Board.

(d) The Executive Board shall make reasonable efforts to meet the deadlines set forth above, but compliance with these deadlines shall not be a condition precedent to the effectiveness of any budget.

5.3. Assessment and Payment of Common Expenses.

5.3.1. General Common Expense. The Executive Board shall calculate the monthly assessments for General Common Expenses against each Unit by multiplying (a) the total amount of the estimated funds required for the operation of the Property set forth in the budget adopted by the Executive Board for the fiscal year in question, after deducting any Limited Expenses from the income expected to be received from sources other than Common Expense assessments and the operation of the Limited or Reserved Common Elements to which the Limited Expense pertain, by (b) the Percentage Interest (express in decimal form) allocated to such Unit, and dividing the resultant product by (c) the number of calendar months in such fiscal year. Such assessments shall be deemed to have been adopted and assessed on a monthly basis and not on an annual basis payable in monthly installments, shall be due and payable on the first day of each calendar month, and shall be a lien against each Unit Owner's Unit as provided in the Act and the Declaration. Within 120 days after the end of each fiscal year, the Executive Board shall prepare and deliver to each Unit Owner and to each record holder of a mortgage on a Unit who has registered an address with the Secretary an itemized accounting of the Common Expenses and funds received during such fiscal year less expenditures actually incurred and sums paid into reserves. Any net shortage with regard to General Common Expenses, after application of such reserves as the Executive Board may determine, shall be assessed promptly against the Unit Owners in accordance with their Percentage Interests and shall be payable in one or more monthly assessments, as the Executive Board may determine.

5.3.2. Reserves. The Executive Board shall build up and maintain reasonable reserves for working capital, operations, contingencies and replacements. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year may be charged first against such reserves. If the reserves are deemed to be inadequate for any reason, including nonpayment of any Unit Owner's assessments, the Executive Board may at any time levy further assessments for General Common Expense which shall be assessed against the Unit Owners either according to their respective Percentage Interests with regard to General Common Expenses or in accordance with allocable shares of Limited Expenses with regard to Limited Expenses (whichever is appropriate), and shall be payable in one or more monthly assessments as the Executive Board may determine.

5.4. Further Assessments. The Executive Board shall serve notice on all Unit Owners of any further assessments pursuant to paragraph 5.3 or otherwise as permitted or required by the Act, the

Declaration and these Bylaws by a statement in writing giving the amount and reasons therefore, and such further assessments shall, unless otherwise specified in the notice, become effective with the next monthly assessment which is made more than 30 days after the delivery of such notice of further assessments. Such assessments shall be a lien as of the effective date set forth in the preceding Paragraph 5.3.1.

5.5. Initial Budget. At or prior to the time assessment of Common Expenses commences, the Executive Board shall adopt the budget, as described in this Article, for the period commencing on the date the Executive Board determines that assessments shall begin and ending on the last day of the fiscal year during which such commencement date occurs. Assessments shall be levied and become a lien against the Unit Owners during such period as is provided in Paragraph 5.3 above.

5.6. Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Executive Board to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit Owner's obligation to pay their allocable share of the Common Expenses as herein provided whenever the same shall be determined and, in the absence of any annual budget or adjusted budget, each Unit Owner shall continue to pay each monthly assessments at the rate established for previous fiscal year until the new annual or adjusted budget shall have been adopted.

5.7. Accounts; Audits. All sums collected by the Executive Board with respect to assessments against the Unit Owners or from any other source may be commingled into a single fund. All books and records of the Association shall be kept in accordance with good and accepted accounting practices, and the same shall be audited at least once every year by an independent accountant retained by the Executive Board.

5.8. Rejection of Budget; Limitation on Expenditures and Borrowing. The Association, by a majority vote of all votes in the Association, may reject any budget or capital expenditure approved by the Executive Board, within 30 days after approval by the Executive Board. The power of the Executive Board to expend funds, incur expenses or borrow money on behalf of the Association is subject to the requirement that the consent of Unit Owners entitled to cast at least 2/3rd's the votes in the Association obtained at a meeting duly called and held for such purpose in accordance with the provisions of these Bylaws, shall be required to (a) expend funds or incur expenses that are reasonably anticipated will cause the aggregate amount of all expenses in the budget (including reserves) to be exceeded by more than 33.3% of such aggregate

COLLECTION OF ANY DELINQUENT ASSESSMENT, EACH UNIT OWNER (BY THE ACCEPTANCE OF THE DEED TO THEIR UNIT) SHALL BE DEEMED TO HAVE APPOINTED ANY ONE OR MORE EXECUTIVE BOARD MEMBERS THE ATTORNEY-IN-FACT FOR SUCH UNIT OWNER TO CONFESS JUDGMENT AGAINST SUCH UNIT OWNER IN ANY COURT OF COMPETENT JURISDICTION IN PENNSYLVANIA, FOR ANY SUCH UNPAID ASSESSMENT(S), WHICH APPOINTMENT (BEING FOR SECURITY) SHALL BE IRREVOCABLE; AND FOR SO DOING A COPY OF THIS SECTION 5.10 AND SAID DEED, BOTH VERIFIED BY AFFIDAVIT, SHALL BE A SUFFICIENT WARRANT. THE AUTHORITY GRANTED HEREIN TO CONFESS JUDGMENT SHALL NOT BE DEEMED EXHAUSTED BY ANY EXERCISE THEREOF BUT SHALL CONTINUE FROM TIME TO TIME UNTIL THE REGULATIONS SHALL BE TERMINATED.

5.11. Statement of Common Expenses. The Executive Board shall promptly provide any Unit Owner, contract purchaser or proposed mortgagee so requesting the same in writing with a written statement of all unpaid assessments for Common Expenses and Limited Expenses due from each Unit Owner as required by the terms of § 3315(g) of the Act, or the certificate and documents required by the terms of § 3407 of the Act. To the extent permitted by the Act, the Executive Board may impose a reasonable charge for the preparation of such statement and/or certificate and the reproduction of these documents in order to cover the cost of the preparation and reproduction.

ARTICLE VI

COMPLIANCE AND DEFAULT

6.1. Relief. Each Unit owner shall be governed by, and shall comply with, all of the terms of the Declaration, these Bylaws, the Rules and Regulations and the Act, as any of the same may be amended from time to time. In addition to the remedies provided in the Act and the Declaration, a default by a Unit owner shall entitle the Association, acting through its Executive Board or through the Managing Agent, to the following relief:

(a) Additional Liability. Each Unit Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his or her act, neglect or carelessness or the act, neglect or carelessness of their tenants, guests, invitees or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Executive Board. Such liability shall include any increase in casualty insurance premiums occasioned by the improper use, misuse,

occupancy or abandonment of any Unit or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by any insurance company of its rights of subrogation.

(b) Costs and Attorney's Fees. In any proceeding arising out of any alleged default by a Unit Owner, if a default be established, the Association shall be entitled to recover the costs of such proceeding, and reasonable attorney's fees.

(c) No Waiver of Rights. The failure of the Association, the Executive Board or of a Unit Owner to enforce any right, provision, covenant or condition which may be granted by the Declaration, these Bylaws, the Rules and Regulations or the Act shall not constitute a waiver of the right of the Association, the Executive Board or the Unit Owner to enforce such right, provision, covenant or condition in the future. All rights, remedies and privileges granted to the Association, the Executive Board, or any Unit Owner pursuant to any term, provision, covenant or condition of the Declaration, these Bylaws, the Rules and Regulations or the Act in the future, shall be deemed to be cumulative and the exercise of any one or more thereof shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other privileges as may be granted to such party by the Declaration, these Bylaws, the Rules and Regulations or the Act or at law or in equity.

(d) Abating and Enjoining Violations by Unit Owners. The violation of any of the Rules and Regulations adopted by the Executive Board, the breach of any Bylaw contained herein or the breach of any provision of the Declaration or the Act shall give the Executive Board the right, in addition to any other rights, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

ARTICLE VII

INSURANCE

7.1. Power of Attorney. The Association is hereby irrevocably appointed as attorney-in-fact for each Unit and for each holder of a mortgage or other lien upon a Unit and for each owner of any other interest in the Property for the purpose of purchasing and maintaining insurance as set forth in Section 7.3. below including: the collection and appropriate disposition of the proceeds thereof, the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose.

7.2. Insurance Trustee. The Executive Board shall have the option, in its sole discretion, of naming as an insured, on behalf of the Association, an insurance Trustee with whom the Association has entered into an Insurance Trust Agreement. The duty of the Insurance Trustee shall be to receive, hold or otherwise properly dispose of, in accordance with § 3312 of the Act, proceeds of insurance designated in the Insurance Trust Agreement in trust for Unit Owners and their Eligible Mortgagees as their interests may appear.

7.3. Types and Amounts. Commencing not later than the time of the conveyance of the first Unit to a Person other than the Declarant, the Association shall, to the extent reasonably available, obtain and maintain the types and amounts of insurance set forth below. Except as otherwise provided, the premiums for all such insurance policies shall be a Common Expense.

7.3.1. Hazard Insurance.

(a) Hazard insurance, with an endorsement for extended coverage, or such other fire and casualty insurance as the Executive Board may determine provides equal or greater protection for the Unit Owners or their mortgagees, if any, in each case complying with the applicable requirements of Section 7.4 hereof. Such hazard insurance shall, if and to the extent reasonably available, provide coverage for the Common Elements (including the Limited Common Elements), including fixtures and building services equipment and common personal property and supplies belonging to the Association, and the Units. Such insurance shall, if so required by the Federal National Mortgage Association and if and to the extent reasonably available, also cover fixtures, equipment and other personal property inside a Unit if such fixtures, equipment or personal property are financed by a mortgage purchased by the Federal National Mortgage Association. If such insurance is so provided, the Association shall require such Unit Owner to pay the additional cost incurred by the Association in so insuring such Unit Owner's fixtures, equipment or other personal property. Such hazard insurance shall insure against all risks of direct physical loss commonly insured against. If such hazard insurance no longer becomes available in the future, the Association shall obtain such comparable insurance as is then available. The amount of any such hazard insurance obtained pursuant to this Section shall be equal to the full insurable replacement value of the insured property, without deduction for depreciation (i.e., 100% of current "replacement cost" exclusive of land, foundation, excavation and other items normally excluded from coverage, but including all Building service equipment), with an "agreed amount endorsement" or its equivalent, if available, or an "inflation guard endorsement,"

if available, and construction code endorsements, if applicable and to the extent required by the Federal National Mortgage Association. Notwithstanding the foregoing, in no event shall the aggregate amount of the insurance obtained be less than the amount of the initial principal sum of all Eligible Mortgages in effect from time to time.

(b) Such hazard insurance shall afford protection against at least the following:

(1) Loss or damage by fire and other peril normally covered by the standard extended coverage endorsement;

(2) All other perils which are customarily covered with respect to projects similar in construction, location and use, including all perils normally covered by the standard "all risk" endorsement, where such is available;

(3) Such other risks as the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation may require by reason of their holding one or more Eligible Mortgages.

(c) Such hazard insurance policy may, at the option of the Association, contain a "deductible" provision in an amount to be determined by the Executive Board but not to exceed Five Thousand Dollars (\$5,000.00).

7.3.2. Comprehensive Liability Insurance.

(a) Comprehensive Liability Insurance policies, complying with the requirements of Section 7.4 hereof, insuring the Unit Owners, in their capacity as Unit Owners and the Association members and any managing agent retained by the Association, against any liability to the public or to the other Unit Owners, their tenants or invitees, relating in any way to the ownership, operation, maintenance and/or use of the Common Elements and any part thereof, the public ways of the project, any other areas under the Association's supervision, and commercial spaces owned by the Association whether or not leased to some third party.

(b) Such insurance policies shall contain a "severability of interest endorsement" or equivalent coverage which precludes the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or another Unit Owner.

(c) Limits of Liability shall be at least \$1,000,000 covering personal injury and/or property damage arising out of a single occurrence.

(d) Coverage under this policy shall include legal liability arising out of lawsuits related to employment contracts of the Association.

7.3.3. Fidelity Bonds.

(a) Fidelity bonds or insurance coverage shall be obtained against dishonest acts on the part of such persons (including by way of illustration and not limitation, Association members, officers, directors, trustees, manager, agents, employees and volunteers) handling or responsible for funds belonging to or administered by the Association. In the event the Association has delegated some or all of the responsibility for the handling of funds to a management agent, such bonds or insurance coverage shall include officers, employees and agents of such management agent.

(b) Such fidelity bond or insurance shall name the Association as the named insured and shall be written in an amount sufficient to cover the maximum funds that will be in the custody of the Association or its managing agent at any time while the bond is in force which is in no event less than the sum of 3 months assessments on all Units in the Project, plus the Association's reserve funds.

(c) In connection with such coverage, an appropriate endorsement to such policy or bond in order to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers.

(d) Such fidelity bond or insurance shall also;

(1) Name the Association as an obligee;

(2) Contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of employees, or similar terms or expression; and,

(3) Provide that same may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least 30 days prior written notice to the Association and all Eligible Mortgagees.

7.3.4. Indemnification Insurance. Insurance to satisfy the indemnification obligation of the Association and all Unit Owners set out in Section 3.17, if and to the extent available at the election of the Executive Board shall be obtained.

7.3.5. Other insurance. The Association may carry any other insurance it deems appropriate to protect the Association or the Unit Owners.

7.4. Required Provisions. Insurance obtained by the Association shall be in accordance with the following provisions:

(a) All policies shall be written with a company licensed to do business in the Commonwealth of Pennsylvania and, for the Hazard Insurance Policy described in Section 7.1.1 hereof, such company must hold a rating of Class VI or better by Best's Insurance Reports (or a rating of Class V, provided it has general policy holder's rating of at least "A"), or by an equivalent rating bureau should Best's Insurance Reports cease to be issued.

(b) Exclusive authority to adjust losses under policies hereafter in force on the Property shall be vested in the Executive Board or its authorized representative.

(c) With respect to the insurance policies issued to the Association and covering all or any part of the property, the Association must cause such policies to provide that:

(1) Each unit owner is an insured person under the policy with respect to liability arising out of their ownership of an undivided interest in the Common Elements or membership in the Association.

(2) The insurer waives its rights to subrogation under the policy against any Unit Owner of the Condominium or members of their household.

(3) No act of omission by any Unit Owner, unless acting within the scope of their authority on behalf of the Association, will void the policy or be a condition to recovery under the policy.

(4) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same property covered by the policy, the policy is primary insurance not contributing with the other insurance.

(d) With respect to the insurance policies issued to the Association and covering all or any part of the Property, the Association shall endeavor to cause such policies to provide that:

(1) The enforceability of such policies is not affected by any waiver of subrogation as to any and all claims against the Association, any managing agent, the Unit Owners and their respective tenants, employees, agents, customers, and guests, such subrogation being hereby waived;

(2) Such policies cannot be cancelled, invalidated or suspended by means of the conduct of any one or more Unit owners, all defenses based upon co-insurance or acts of the insured being waived by the insurer, and in no event may cancellation, material modification, invalidation or suspension for any reason be effected without at least 30 days prior written notice to the Association, any Insurance Trustee, each Unit Owner and all holders of Eligible Mortgagees whose names and addresses are on file with the insurer;

(3) Such policies cannot be cancelled, invalidated or suspended on account of the conduct of any officer or employee of the Association or of any managing agent without a prior demand in writing that the Association or any managing agent, as the case may be, cure the defect within a reasonable period of time;

(4) Any "no other insurance" clause in such policies shall not prohibit Unit Owners from obtaining insurance on their individual Unit provided such insurance policy conforms with the requirements of this Article VII;

(5) The name of the insured under each policy required pursuant to this Article VII shall be stated in form and substance substantially as follows: "Oxford Commons Condominiums Association for the use and benefit of the individual owners of the Units contained in Oxford Commons Condominiums." The policies may alternatively be issued in the name of the authorized representative if the Association has entered into an Insurance Trust Agreement, or any successor to such Trustee, for the use and benefit of the individual owners, as provided for in Section 7.2 above;

(6) Loss payable under each policy required pursuant to this Article VII shall be in favor of the Association Insurance Trustee (if an insurance Trustee has been appointed by the Executive Board pursuant to Section 7.2), as a trustee for each Unit Owner and each such Owner's Eligible Mortgagees as their interests may appear. Policies shall contain the standard mortgage

clause, or equivalent endorsement (without contribution) or shall otherwise be endorsed to fully protect all Eligible Mortgagee interests. If the Federal National Mortgage Association holds one or more Eligible Mortgages, the policies must name as mortgagee either the Federal National Mortgage Association or the service for the Eligible Mortgages it holds; such service's name shall be followed by the phrase "its successors and assigns."

(7) Coverage may not be prejudiced by: (a) any act or negligence of one or more Owners of Units when such act or neglect is not within the control of the Association; or (b) any failure of the Association to comply with any warranty or condition regarding any portion of the Property over which the Association has not control;

(8) All policies or property insurance shall provide that, despite any provisions giving the insurer the right to restore damage in lieu of a cash settlement, such options shall not be exercisable (a) without the prior written approval of the Executive Board (or any Insurance Trustee), or (b) when in conflict with the provisions of any Insurance Trust Agreement to which the Association may be a party or with any requirement of law;

(9) Insurance coverage obtained and maintained by the Association pursuant to the requirements of this Article VII shall provide that no assessment may be made against Eligible Mortgagees or may become a lien on the mortgaged premises superior to the lien of any Eligible Mortgagees; and

(10) Insurance coverage obtained and maintained by the Association pursuant to the requirements of this Article VII shall provide that no assessment may be made against Eligible Mortgagees or may become a lien on the mortgaged premises superior to the line of any Eligible Mortgagees.

7.5. Unit Owner Insurance.

7.5.1. Each Unit Owner may obtain additional insurance at their own expense provided, however, that: (a) such policies shall not be invalidated by the waivers of subrogation contained in the Condominium Documents; and (b) no Unit Owner shall be entitled to exercise their right to maintain insurance coverage in such a way as to decrease the amount which the Association may realize under any insurance policy which the Association may have in force on the Property at any particular time.

7.5.2. Any Unit Owner who obtains individual insurance policies covering any portion of the Property, other than (a)

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personal property belonging to such Owner; or (b) the individual Unit of such Owner, shall be required to file a copy of such individual policy or policies with the Association within 30 days after purchase of such insurance.

7.5.3. The Executive Board shall have the power to require all Unit Owners to carry such types of insurance on their Units as the Executive Board may reasonably require, including, without limitation, insurance on all portions of the Unit.

ARTICLE VIII

AMENDMENT

8.1. Amendments to Bylaws. Except as otherwise provided in any one or more of these Bylaws, the Declaration or the Act, the provision of these Bylaws may be amended only by vote of Unit Owners of Units to which at least 67% of the votes in the Association are allocated, cast in person or by proxy at a meeting duly held in accordance with the provisions of these Bylaws; provided, however, that if such amendment shall make any change which would have a material effect upon any of the rights, privileges, powers and options of the Declarant, such amendment shall require the joinder of the Declarant.

8.2. Approval of Mortgages. No amendment or modification of these Bylaws impairing or affecting the rights, priorities, remedies or interests of a first mortgage holder shall be adopted without the prior written consent of the requisite percentage of first mortgagees as set forth in Section 10.4 of the Declaration.

8.3. Amendments to the Declaration. The Declaration may be amended pursuant to the provisions of the Act and the Declaration. Any two officers or Executive Committee members of the Association may prepare, execute, certify and record amendments to the Declaration on behalf of the Association.

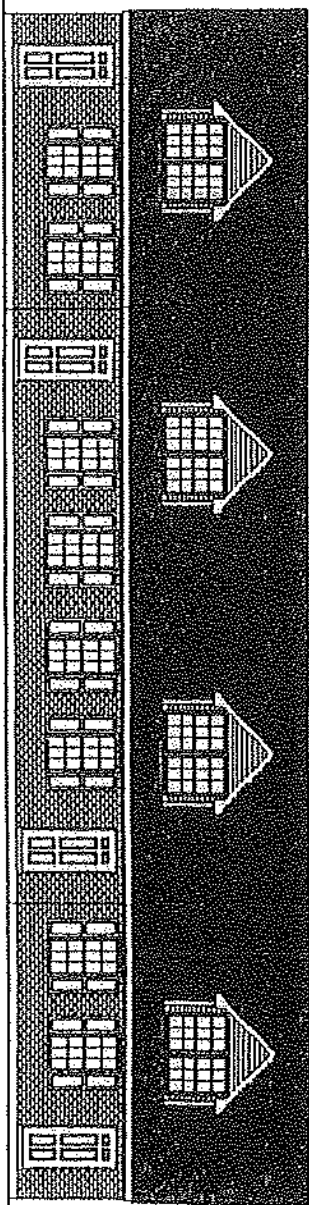
8.4. Amendments of a Material Nature. Any amendment of a material nature must be agreed to by the Unit Owners who represent at least 67% of the total allocated votes in the Association, and by eligible mortgage holders who represent at least 51% of the votes of the units that are subject to mortgages held by eligible holders.

ARTICLE IX**MISCELLANEOUS**

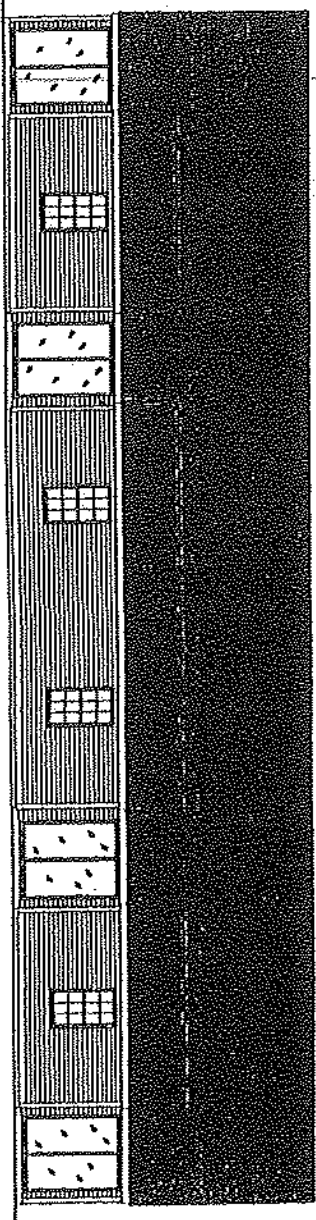
9.1. Notices. All notices, demands, bills, statements, or other communications under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by registered or certified mail, return receipt requested, postage prepaid (or otherwise as the Act may permit), (a) if to a Unit Owner, at the single address which the Unit Owner shall designate in writing and file with the Secretary, or, if no such address is designated, at the address of the Unit of such Unit Owner, or (b) if to the Association, the Executive Board or to the Managing Agent at the principal office of the Managing Agent or such address as shall be designated by notice in writing to the Unit Owners pursuant to this Section. If a Unit is owned by more than one Person, each such Person who so designates a single address in writing to the Secretary shall be entitled to receive all notices hereunder.

9.2. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these Bylaws or the intent of any provision thereof.

9.3. Gender. The use of the masculine gender in these Bylaws shall be deemed to include the feminine and neuter genders and the use of singular shall be deemed to include the plural, and vice versa, whenever the context so requires.



FRONT ELEVATION



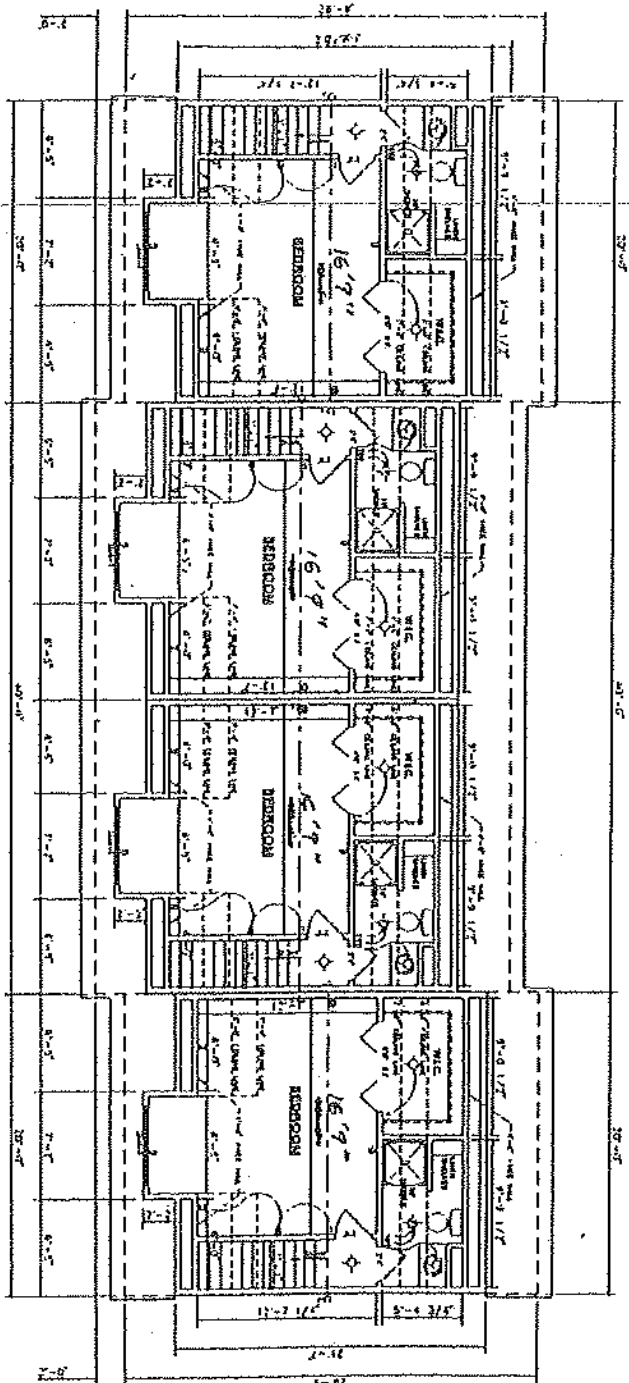
REAR ELEVATION

DISCLAIMER:
ALL DIMENSIONS, WALLS AND ROOFINGS
SUBJECT TO VARIATIONS OR CHANGES

NOTE:
ALL PLANS ARE THE PROPERTY
OF GARLAND CONSTRUCTION

4 PLEX TOWNHOUSE	
FLOOR PLANS & ELEVATION	
NEW OXFORD PHASE II	
DATE: 11/11/11	BY: [Signature]
SCALE: 1/8" = 1'-0"	PROJECT: [Signature]
GARLAND CONSTRUCTION	

DISCLAIMER:
 ALL DIMENSIONS, WALLS AND PARTITIONS
 SUBJECT TO VARIATIONS AS SHOWN ON
 FIELD AND CONSTRUCTION.



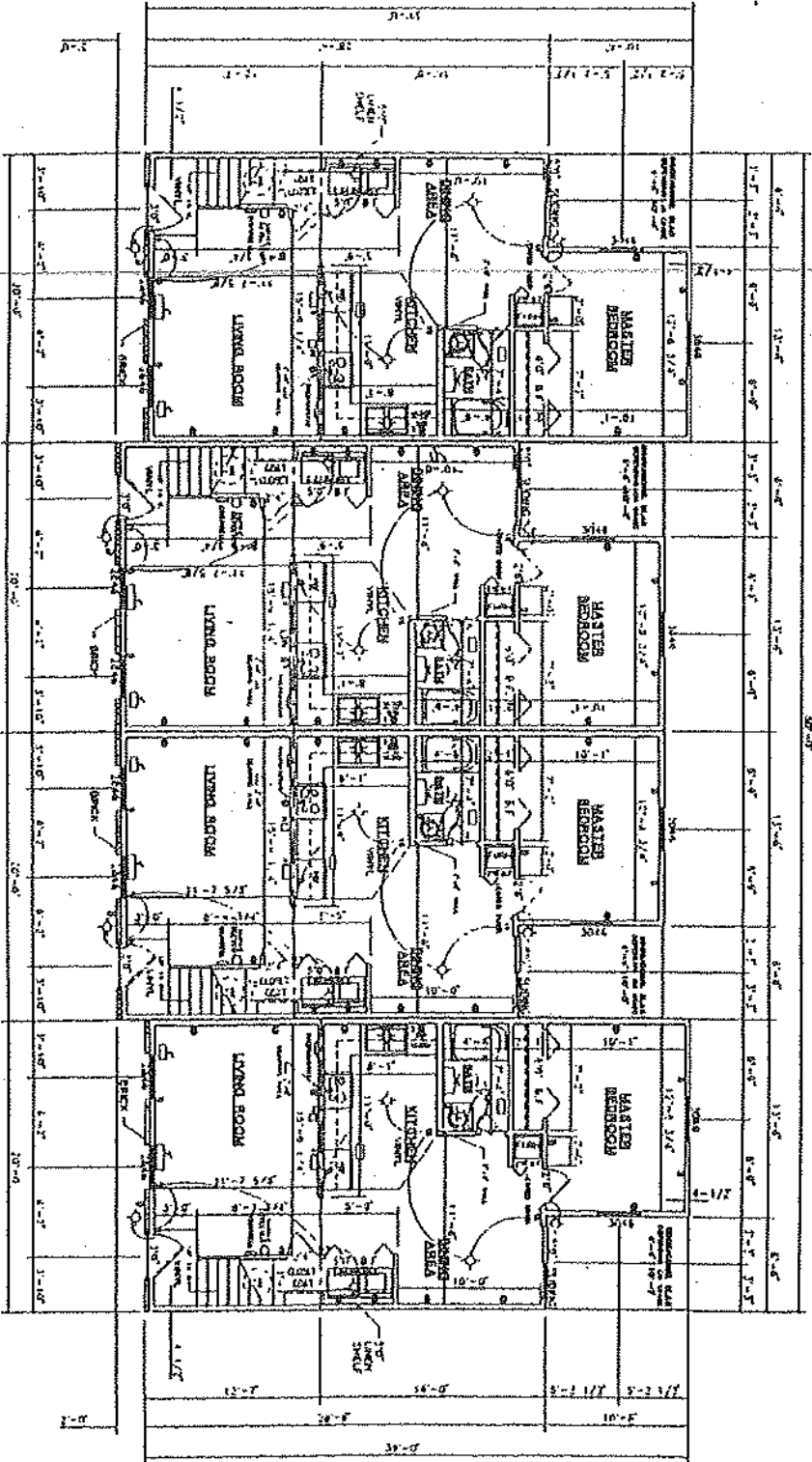
SECOND FLOOR PLAN

4 PLEX TOWNHOUSE FLOOR PLANS & ELEVATION	
NEW OXFORD PHASE II	
GARLAND CONSTRUCTION	

EXPLANED:
 ALL DIMENSIONS SHALL BE IN INCHES
 UNLESS OTHERWISE NOTED

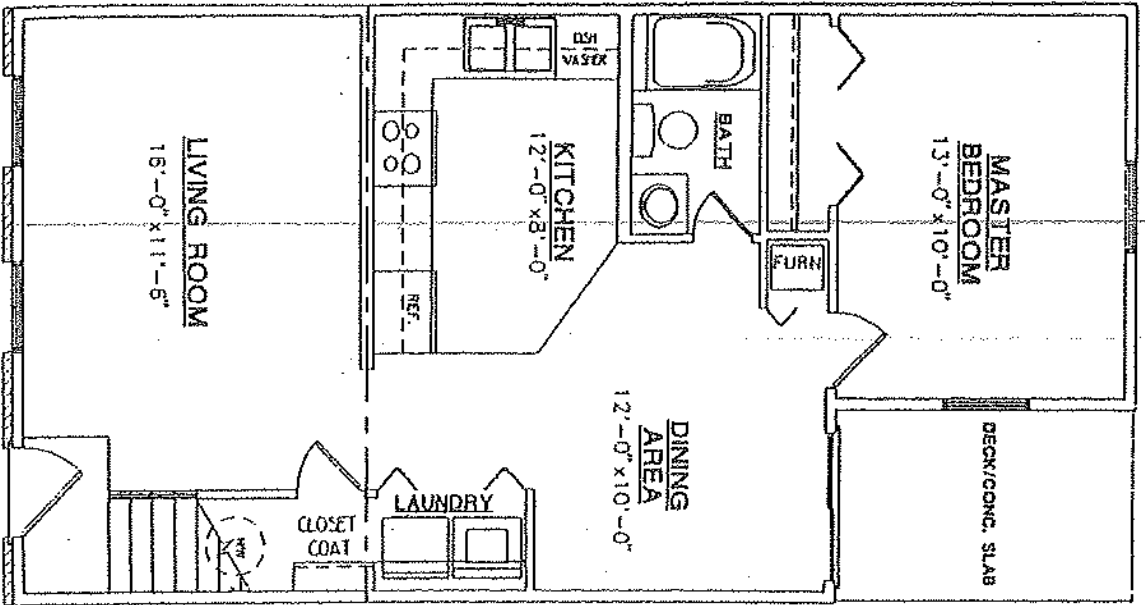
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN

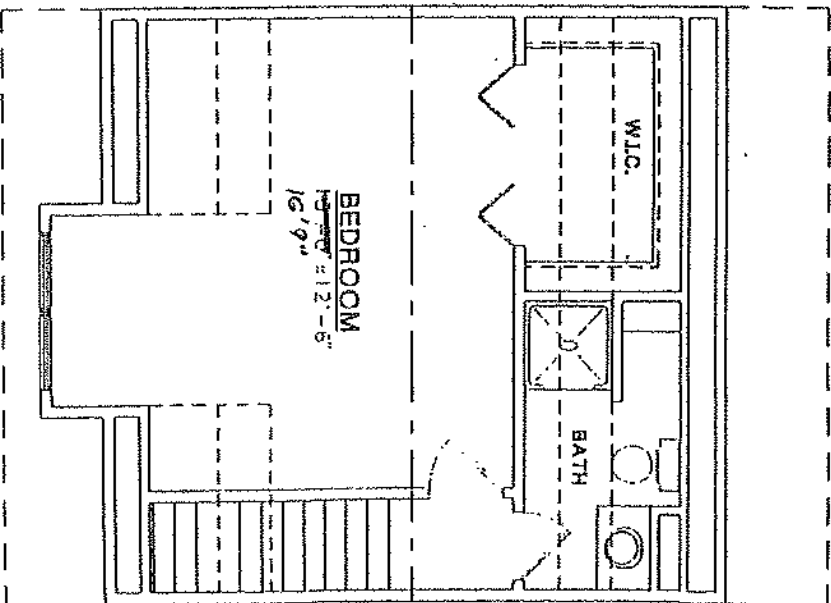


4 PLEX TOWNHOUSE
 FLOOR PLANS & ELEVATION
 NEW OXFORD PHASE II

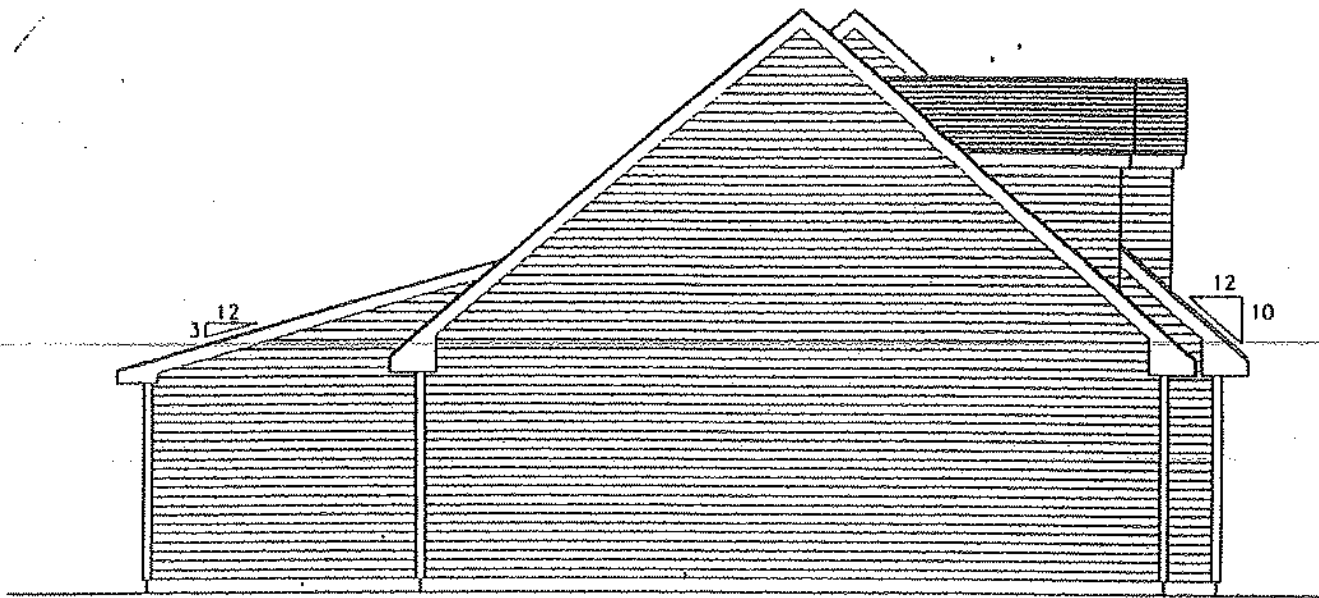
GARLAND
 CONSTRUCTION



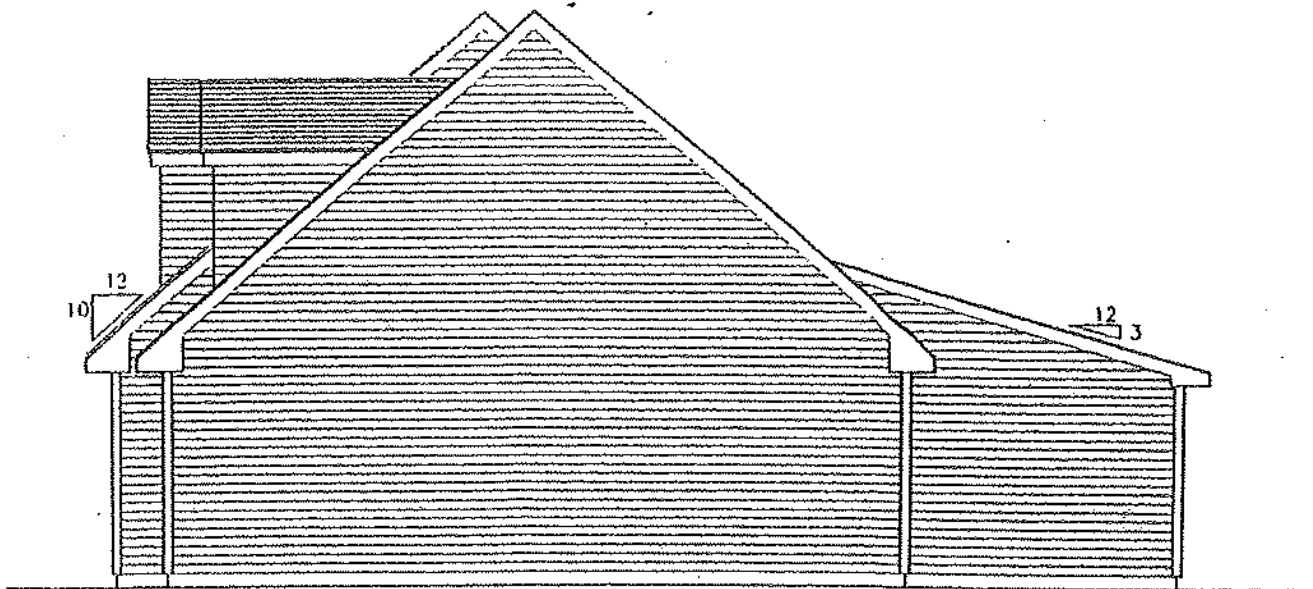
FIRST FLOOR PLAN



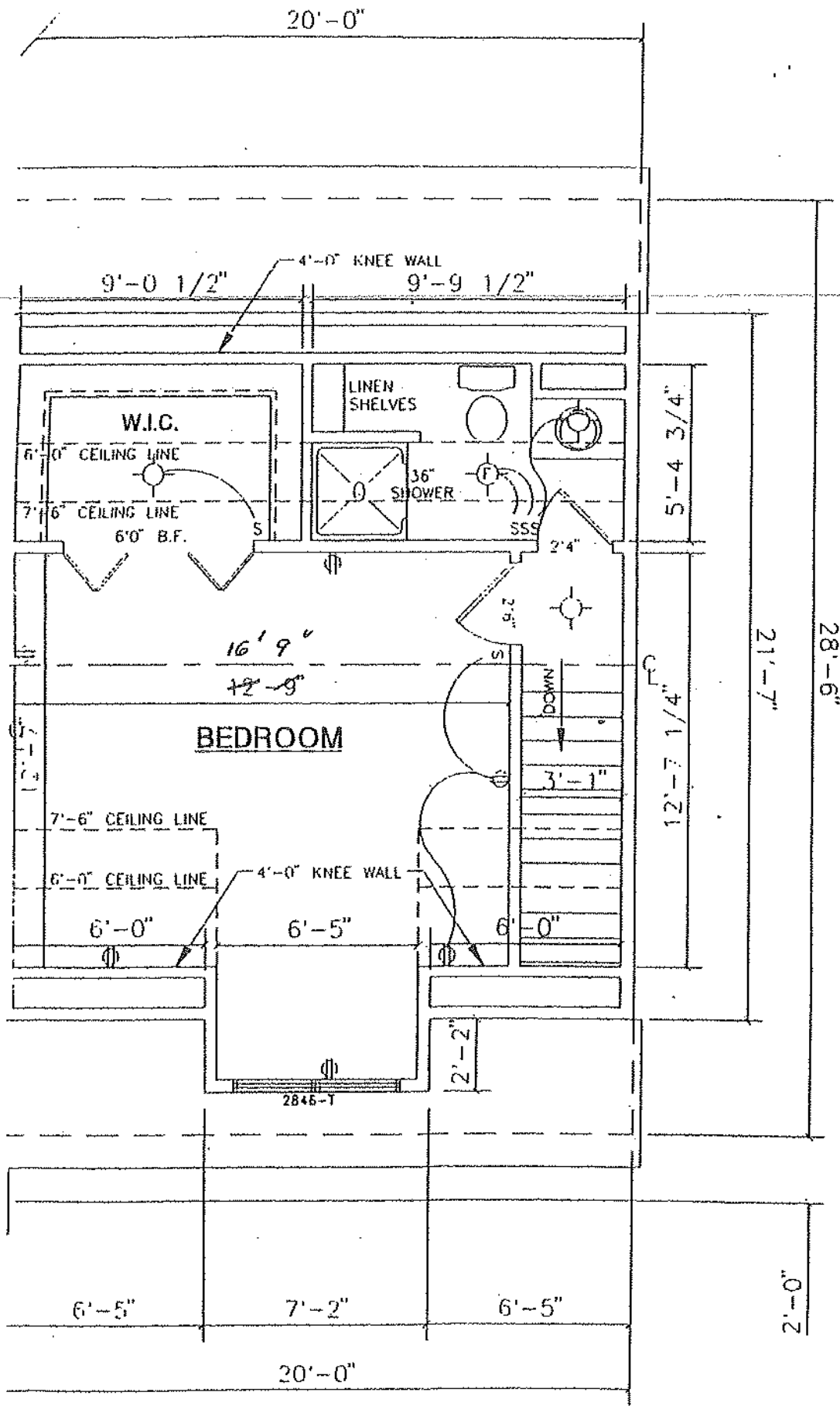
SECOND FLOOR PLAN



LEFT ELEVATION



RIGHT ELEVATION



20'-0"

9'-0 1/2"

4'-0" KNEE WALL

9'-9 1/2"

W.I.C.

LINEN SHELVES

6'-0" CEILING LINE

7'-6" CEILING LINE

6'0" B.F.

36" SHOWER

5'-4 3/4"

16' 9"

12'-8"

BEDROOM

2'-6"

DOWN

3'-1"

12'-7 1/4"

21'-7"

28'-6"

7'-6" CEILING LINE

6'-0" CEILING LINE

4'-0" KNEE WALL

6'-0"

6'-5"

6'-0"

2845-1

2'-2"

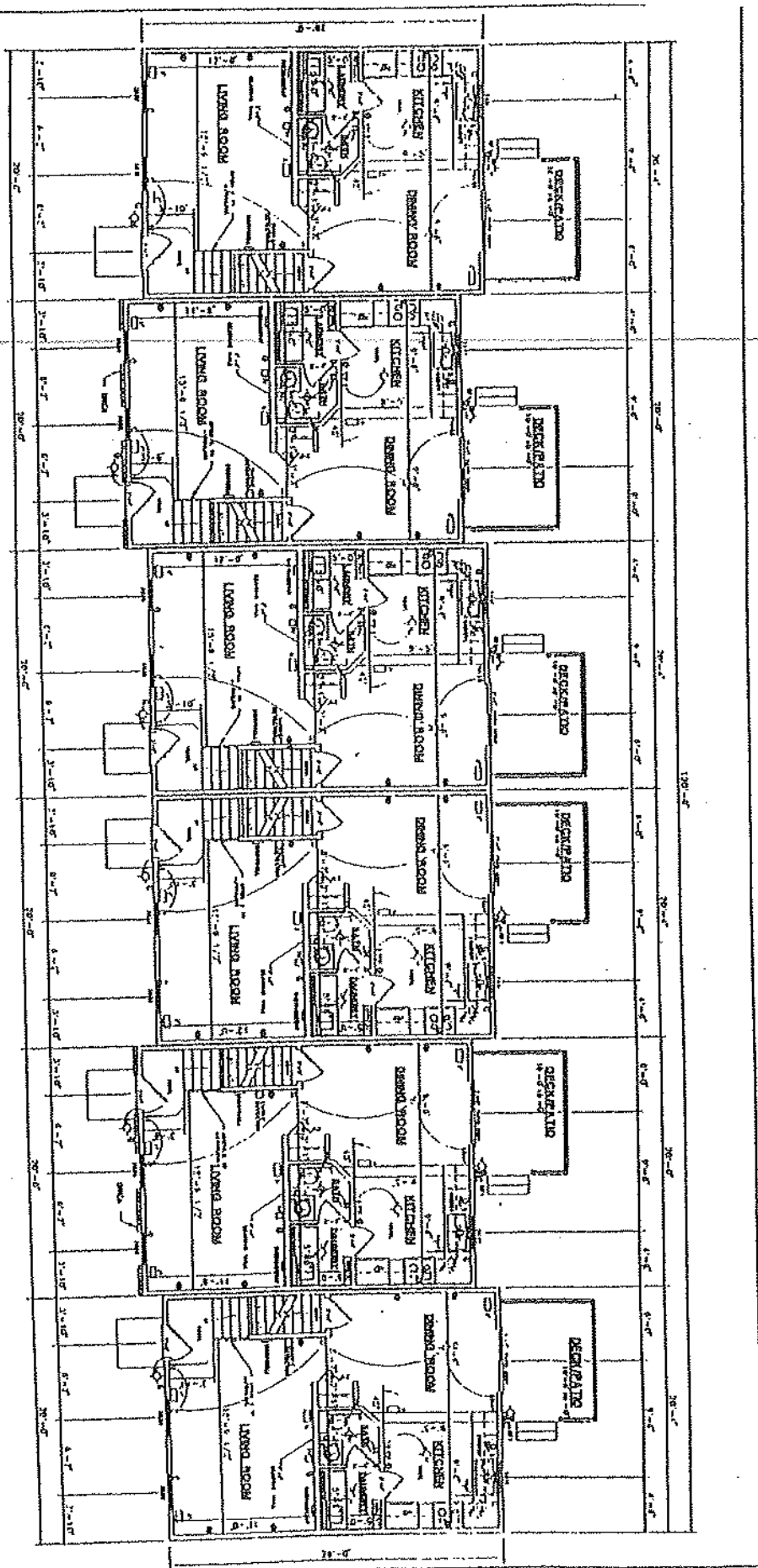
6'-5"

7'-2"

6'-5"

20'-0"

2'-0"

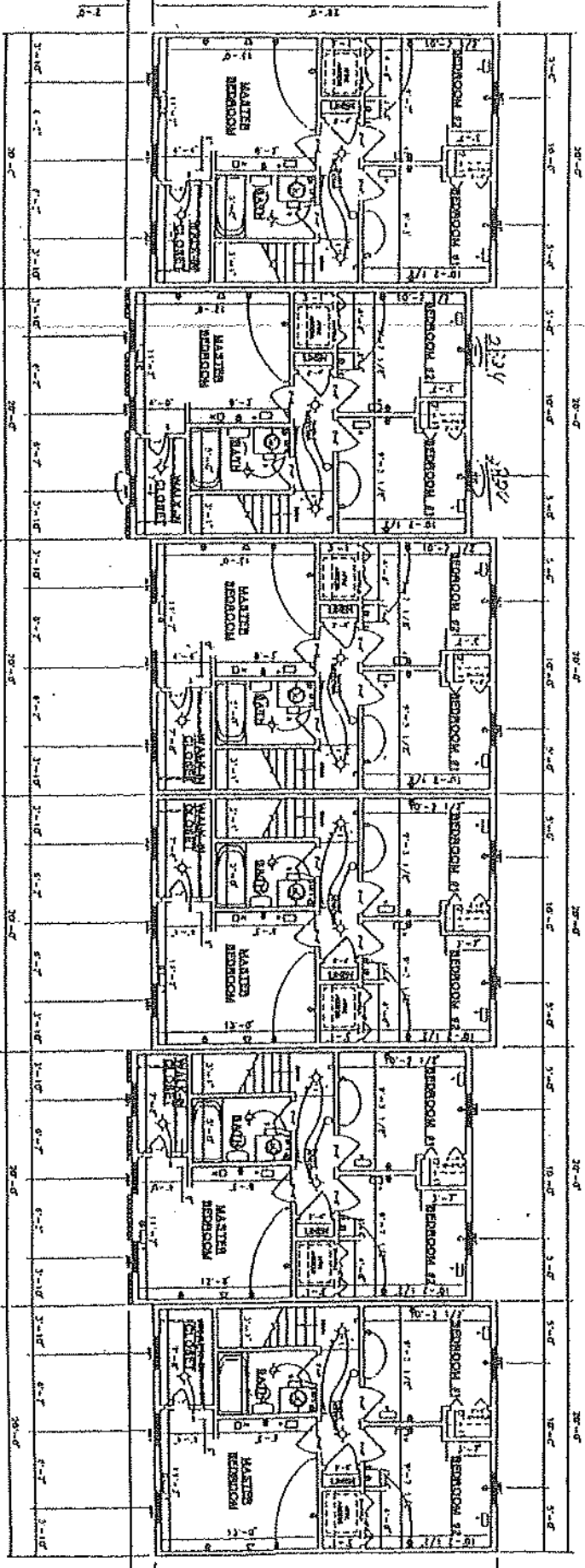


FIRST FLOOR PLAN
ELECTRICAL AND HEATING LAYOUT

6 PLEX TOWNHOUSE
FLOOR PLANS & ELEVATION
NEW OXFORD PHASE II

NO. 1041	GARLAND CONSTRUCTION	1
NO. 1042		
NO. 1043		

DESIGNER'S NOTE:
CHECK DIMENSIONS, WALLS, AIR NOTATIONS
BEFORE TO VERIFY OR CHANGE OF
CONSTRUCTION VALUE



SECOND FLOOR PLAN
ELECTRICAL AND HEATING LAYOUT

ALL WALLS AND LOCATIONS
OF WALLS AND LOCATIONS
OF WALLS AND LOCATIONS

6 FLEX TOWNHOUSE FLOOR PLANS & ELEVATIONS OXFORD COMMONS TOWNHOME	DEL. JAMES DICKSON CONSTRUCTION 1000 S. MAIN ST. SUITE 100 OXFORD, OHIO 43086 TEL. 614.393.1234 FAX 614.393.1235
	CARLAND CONSTRUCTION 2

