BY-LAWS

OF

THE

FOX RUN CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

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BY-LAWS

OF

THE

FOX RUN CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

The Fox Run Condominium Homeowners Association, Inc. has been formed as an Ohio non-profit corporation to act as the Unit Owners' Association of and for Fox Run Condominium, under the provisions of Ohio Revised Code Section 5311.08 which requires that every doncominium property in the State of Ohio shall be administered by a Unit Owners' Association be governed by by-laws. The following material constitutes the Code of Regulations of this Ohio non-profit corporation, adopted under the authority of Ohio Revised Code Section 1702.10 for the government of this corporation, the conduct of its affairs and the management of its property; and said regulations shall be construed to by By-laws of the Condominium Owners' Association adopted to satisfy the requirements of Ohio Revised Code Section 5311.08.

ARTICLE I

NAME AND LOCATION

The name of the non-profit corporation as set forth above will not be repeated throughout these by-laws, but said corporation shall hereinafter be referred to as the "Association". The principal office of the Association shall be located at the place designated in the Articles of Incorporation, but meetings of members and trustees may be held at such places within Montgomery County, Ohio, or any adjacent county in said state as may be designated from time to time by the Board of Trustees.

ARTICLE II

DEFINITIONS

For all purposes throughout these by-laws, the definitions contained in the Declaration of Condominium establishing a Plan for Condominium Ownership for the project known as Fox Run Condominium and imposing covenants, conditions and restrictions shall apply, and the contents of that Declaration are incorporated by reference in these by-laws as fully as though completely rewritten. In the event of any conflict between the contents of that Declaration and the remaining provisions of these by-laws, the language and requirements of the Declaration shall prevail.

ARTICLE III

MEETINGS OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held after one year from the date of incorporation of the Association, during the next succeeding period of thirty days immediately after the expiration of said one year, at the hour of 1:00 P.M. on such date as the Trustees may determine. Thereafter the annual meeting shall be held on the same month, day and hour each year; provided, however, that if the date of an annual meeting falls on a legal holiday such meeting shall be held on the next following day at the same hour. The place of annual meetings shall be the county in which such principal office is located or such other adjacent county as the members may be given written notice of by the trustees or in the Notice of the meeting.

Section 2. Special Meetings. Special meetings of the members may be called by any of the following:

(a) The President of the Association, or in the case of the President's absence, death or disability, the Vice-President authorized to exercise the authority of the President;

(b) The Trustees by action at a meeting, or by a majority of the Trustees acting without a meeting but in writing;

(c) Members who are entitled to vote one-fourth (1/4) of all of the votes of the Class "A" or of the Class "B" membership.

Calls for special meetings shall specify the time, day, place and purposes of such meetings, in order that the Secretary will be able to comply with the requirements of Notice of Meetings as set forth below in this portion of the By-laws. No business other than that specified in the call for such meetings or described in the Notice shall be transacted at such meetings. Such meetings shall be held in the county in which such principal office is located or in such other adjacent county as the members may be given written notice of by the trustees or in the Notice of the Meeting.

Section 3. Notice of Meetings. Written notice of annual and special meetings of the members shall be given by or at the direction of the Secretary or persons authorized to call the meeting by mailing a copy of such notice, postage prepaid, at least 10 and not more than 60 days before such meeting to each member entitled to vote thereat, addressed to the member's address as it appears on the books of the Association. Such address shall deemed to be the address of the Unit owned by such member, unless the Assocation is given written notice of a different address by the member. Notice of any meeting, annual or special, shall set forth the place, day, hour and purpose of the meeting as may be described in the call for such meeting and no business other than that described in the notice as to the purpose of the meeting shall be transacted at such meeting. Persons calling a special meeting shall have the duty to transmit such call and the description of business to be transacted to the secretary or the trustees in adequate time so as to permit the preparation and issuance of the required notices and the Board of Trustees may add additional items of business to be included in such notices.

Section 4. Waiver of Notice. Notice of the time, place and purposes of any meeting may be waived in writing, before or after the holding of such meeting and the attendance of any member at such meeting and his voting or participating in said meeting shall constitute a waiver by him of notice of such meeting as required above. Provided, however, that if the business of any meeting shall involve authorization of or increase in the amount of an assessment by the members, special assessment, mortgaging of the common area, dedication of part of all of the common area, merger, consolidation, annexation or dissolution of the Association, notice of such meeting may not be waived but shall be given or sent as provided in the sections of the Declaration dealing with such assessments.

Section 5. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, a majority of the voting power of the Association shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Delcaration, or these By-Laws.

Section 6. Adjournment of Meetings of Members. Whether or not a quorum is present, the holders of a majority of the votes represented at any meeting may adjourn such meeting of the members to a subsequent date. If the specific date, time and place to which such meeting adjourned shall be fixed and announced at such meeting,

itten notice of said facts need not be given to members who were present at the meeting and were still in attendance at time of such announcement, but in any event written notice of the specific date, time and place to which such meeting is adjourned shall be given in the manner set forth in these By-Laws to all members not present at such meeting the time the announcement was made. The purposes or objects of any adjourned meetings shall be the same as and limited to the purposes and objects of the original meeting. If the specific date, time and place of any adjourned meeting are not so fixed and announced at the original session of such meeting, then written notice of such facts shall be given to all members in the same manner as provided in these By-Laws for any other Notice of a meeting of the members.

Section 7. Proxies. A member who is entitled to vote or to execute consents, or waivers or releases may be represented at a meeting by, and may so consent, waive or release by and may exercise any of his rights by proxy or proxies appointed in a writing signed by such member. The appointment of a proxy shall be valid after the expiration of eleven months after it is made unless the writing specifies the date on which it is to expire or the length of time it is to continue in force. Every appointment of a proxy shall be revocable unless such appointment is coupled with an interest. A revocation of a revocable appointment may be made only as provided in this Section. Without affecting any vote previously taken the person appointing the proxy may revoke a revocable appointment by a later appointment received by the corporation or by giving notice of revocation to the corporation in writing or in open meeting. The presence at a meeting of a person appointing a proxy does not revoke the appointment. A revocable appointment of a proxy is not revoked by the death or incompetency of the maker unless, before the vote is taken or the authority granted is otherwise exercised, written notice of such death or incompetency is received by the corporation from the executor or administrator of the estate of such maker or from the fiduciary having control of the ownership rights of the Unit through which the member originally obtained a voting right and in respect of which voting right the proxy was appointed.

Section 8. Vote Required for Action by Members. When the quorum is present or represented at any meeting of the members, a majority of the voting power present or represented by proxy at such meeting shall decide any question brought before the meeting, unless the issue is one upon which by express provision of the Articles of Incorporation, the Declaration, these By-Laws or by Ohio statutes a different vote is required, in which case such express provisions shall govern and control the vote necessary to decide the question.

ARTICLE IV

BOARD OF TRUSTEES: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) Trustees who shall constitute the Board of Managers required by Section 5311.08 of the Revised Code of Ohio, and said Trustees need not be members of the Association. The Association has been formed and created with three (3) such Trustees, and the number of Trustees shall not be reduced below three (3) such Trustees.

Section 2. Term of Office. The Articles of Incorporation named the initial three (3) Trustees and designated their terms of one through three years. As the term of each of the initial Trustee expires, a Trustee shall be elected or re-elected for a term of three years at the annual meeting of the members to replace the outgoing Trustee.

Section 3. Removal. Each Trustee shall serve as such for the term for which he was elected, but may be removed from the Board during said term for cause by a majority of the members of the Association.

Section 4. Vacancies. A vacancy in the Board of Trustees shall be deemed to exist if any Trustee dies, resigns, is declared by court order to be of unsound mind, fails to attend three consecutive duly called meetings without his absence being excused, or is removed from office during his term as Trustee. A vacancy in the Board of Trustees shall also be deemed to exist in the event the members act to increase the authorized number of Trustees but fail to elect the additional Trustee provided for, or at any time at which the members fail to elect the entire authorized number of Trustees. Any vacancy may be filled by the remaining Trustees for the balance of the unexpired term.

Section 5. Compensation. No Trustee shall receive compensation for any service he may render to the Association in his capacity as Trustee. However, any Trustee may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 6. Action Taken Without A Meeting. In accordance with the terms of Ohio Revised Code Section 1702.25, any action which may be authorized or taken at a meeting of the Trustees may be authorized or taken without a meeting by the affirmative vote, consent or approval of, and in a writing or writings signed by, all of the Trustees who would be entitled to notice of a meeting to be held for the purpose of accomplishing such action. Any such writing shall be filed with or entered upon the records of the corporation.

ARTICLE V

NOMINATION AND ELECTION OF TRUSTEES

Section 1. Nomination. Nomination for election to the Board of Trustees, shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who need not be a member of the Association but who shall be a member of the Board of Trustees, and two or more other members of said committee who shall be members of the Association. The Nominating Committee shall be appointed by the Board of Trustees prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Trustees as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Trustees shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is permitted to the extent authorized by Ohio law.

ARTICLE VI

MEETINGS OF TRUSTEES

Section 1. Regular Meetings. Regular meetings of the Board of Trustees shall be held quarterly or more or less frequently as the Board may decide by resolution at any meeting except as otherwise provided in these By-laws and shall be held at such place within the county in which the principal office of the Association is located, or in such other adjacent county as may be designated in the Notice of the Meeting, as may be fixed or designated from time to time by resolution of the Board.

Section 2. Special Meetings. Special Meetings of the Board of Trustees may be called at any time by the Chairman of the Board or by any two Trustees except as otherwise provided in these By-laws, and shall be held at such places and hours as may be fixed from time to time by a resolution of the Board in the same manner as provided for regular meetings of the Board of Trustees.

Section 3. Notice of Meetings. Written notice of regular and special meetings of the Trustees shall be given to each Trustee in accordance with the terms of Revised Code Section 1702.31 either by personal delivery or by mail, telegram or cablegram and shall be given not less than three (3) nor more than twenty (20) days prior to the date of such meetings. Each Trustee must record his address with the Secretary of the Association at the time of his designation or election as such Trustee, and notices of meetings may be directed to each Trustee at such address, or if such record of address has been changed by a Trustee such notice shall be given to the Trustee at the changed address. The notice of such meetings shall set forth the place, day, hour and purposes of the meeting and no business other than that

described in the notice as to the purpose of the meeting shall be transacted at such meeting. Persons calling a special meeting shall have the duty to transmit such call and the description of business to be transacted to the Trustees in adequate time so as to permit the preparation and the issuance of the required notices, and the Chairman of the Board may add additional items of business to be included in such notices.

Section 4. Waiver of Notice. Notice of Trustees' meetings may be waived in writing either before or after the holding of such meeting and the attendance of any Trustee at such meeting shall constitute a waiver by him of any such notice.

Section 5. Quorum. A majority of the Trustees in office at the time shall constitute a quorum for the for the transaction of business. Every act or decision done or made by a majority of the Trustees present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 6. Adjournment of Trustees' Meetings. Whether or not a quorum is present the Trustees present at a meeting may adjourn any such meeting of the Trustees to a subsequent date. If said subsequent date and time and place to which such meeting is adjourned are fixed and announced at the meeting, written notice of said facts need not be given to Trustees who were present at the time of such announcement, but in any event written notice of the date, time and place to which such meeting is adjourned shall be given in the manner set forth in these By-laws for the giving of notices of such meetings to all Trustees not so present at the time of such announcement. If the specific date, time and place of any adjourned meeting shall not be so fixed and announced at the original session or attempted meeting, then written notice of such facts shall be given to all Trustees in the same manner as provided above in these By-Laws for any other notice of a meeting of the Trustees.

Section 7. Meetings To Elect Officers. A regular or a special meeting of the Board of Trustees shall be held each year on the same day as and immediately following the annual meeting of the members of this Association, for the purpose of electing officers of the Association.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF TRUSTEES

Section 1. Powers. Except situations in which the laws of the State of Ohio, the Declaration or the Articles of Incorporation may require that action be authorized or taken in some particular or special manner, all the authority of this corporation shall be exercised by its Board of Trustees which shall have all powers and authority granted by Ohio law and in any event shall have power to:

(a) Adopt and publish reasonable rules and regulations governing the use of the Properties and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) Suspend the voting rights and the right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing at a meeting of the Board for a period not to exceed 60 days for infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Trustees to be vacant in the event such member shall be absent from three (3) consecutive duly called meetings of the Board of Trustees without being excused from attendance by the Board; and

(e) employ manager(s), independent contractor(s), attorney(s), and such employee(s) and/or agent(s) as they may deem necessary; and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Trustees to take all such action as may be necessary or appropriate to operate and manage the Association within the scope of the powers of the Board, including but not limited to the following duties:

(a) cause to be kept a complete record of all its acts and corporate decisions; said records shall be in the form of a corporation minute book containing the minutes of the various meetings of the Trustees and recording the actions and decisions taken and made by official resolution at such meetings; such records shall be available, as a statement of the actions and decisions, to the members at the annual meeting of the members, or at any special meeting, when such a statement is requested in writing as one of the purposes of the meeting by one-fourth (1/4) of the Class A members of the Association who are entitled to vote;

(b) elect, supervise and remove all officers as the Board deems advisable; designate, supervise and determine the compensation of agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each unit at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment at least thirty (30) days in advance of each annual assessment period to every person who is an Owner subject thereto at that time; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the Owner personally obligated to pay the same, if the amount of the unpaid assessments is such that in the opinion of the Board it would be sound business judgment to foreclose such lien or to bring such an action at law.

(d) issue, or to cause an appropriate office to issue, upon written demand by any person reasonably entitled to such information, a certificate setting forth whether or not any assessment has been paid and the amount of unpaid assessments. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain insurance as provided by the Declaration;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the maintenance work described in the Declaration to be performed with regard to property within the condominium plan.

(h) keep, or provide for the keeping of correct and complete books and records of account, as required by Ohio Revised Code Section 5311.09, so as to specify the receipts and expenditures relating to the common areas and other common receipts and expenses, together with records showing the allocation, distribution and collection of the common profits, losses and expenses among and from the unit owners; also to keep minutes of the proceedings of the members (unit owners) and records of the names and addresses of the members and their respective percentages of interest in the common areas.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers which this corporation is required to designate and elect shall be those required by Section 1702.34 of the Ohio Revised Code, to wit: a president, who shall at all times be a member of the Board of Trustees, a secretary, a treasurer and such other officers and assistant officers as the Board may from time to time designate and elect, including a chairman of the Board of Trustees. The Trustees may, if they deem it appropriate, elect one or more vice-presidents, any number of whom may be designated as executive vice-president, but no officer other than the president need be a member of the Board of Trustees. In the event of the absence of any officer of the corporation or for any other reason which the Board of Trustees may deem sufficient

the Board of Trustees may delegate powers or duties of the absent officer to any other officer.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Trustees following each annual meeting of the members.

Section 3. Term. Each officer of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until his successor is elected, unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve. Provided, however, that the election or designation of an officer for a given term shall not be deemed to create contract rights in such person to the term of office; and provided, however, that no action by any officer(s) shall be deemed to be void or voidable at the election of the corporation or any other person merely by virtue of the fact that the term of said officer has expired without a successor being elected or designated and/or without that officership position having been eliminated by action of the Trustees.

Section 4. Special Appointments. As authorized by Section 1 above the Board may elect such other officers as the affairs of the Association may require and each of these shall hold office for such period, have such authority, and perform such duties as the Board of Trustees may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary; such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Secton 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except those of President and Chairman of the Board of Trustees. No officer shall execute, acknowledge or verify any instrument in more than one capacity; provided, however, that this prohibition shall not prevent execution, acknowledgment or verification of any instrument by one officer alone, as long as there is not specific requirement in the laws of the United States of America, or the State of Ohio, of the Articles of Incorproation, the Declaration or of these By-Laws that such instrument be executed, acknowledged or verified by two or more officers.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the members and, unless the Board of Trustees has designated a Chairman of the Board, shall preside at all meetings of the Board of Trustees; the president shall see that orders and resolutions of the Board are carried out; shall sign or delegate authority to sign all leases, mortgages, deeds and other written instrument; shall sign or co-sign all checks and promissory notes; and shall in general perform all duties of the chief executive officer of this corporation.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence or inability to act, and shall exercise and discharge such other duties as may be required of him by the Board or delegated to him by the president.

Secretary

(c) The secretary shall keep the minutes of all meetings of the Board so as to show the official actions and decisions taken and made at such meetings, and shall do the same with regard to meetings of the members. He shall keep the corporate seal of the Association if the Association uses such a seal and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the

Board or delegated to him by superior officers. The position of secretary may be filled by the attorney at law designated by the Board to represent the Association.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Trustees; shall sign or co-sign all checks and promissory notes of the Association; keep proper books of account, cause annual financial statements of the Association's fiscal condition to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members. Unless designated to the contrary by the Trustees, the fiscal year of the Association shall be co-extensive with the calendar year and the treasurer shall keep his books on that basis. Nothing herein shall be deemed to prohibit the treasurer from seeking and obtaining approval of the Board for the employment of a bookkeeper or accountant to keep the books of the Association throughout the year. The treasurer shall perform such other duties as the Board of Trustees will require or as will be delegated to him by superior officers.

ARTICLE IX

COMMITTEES

Section 1. Various Committees. The Board of Trustees shall appoint a Nominating Committee and may appoint an Architectural Control Committee. In addition, the Board of Trustees shall appoint such other committees as it deems appropriate in carrying out its purposes, such as:

(a) A Recreation Committee which shall advise the Board of Trustees on all matters pertaining to the recreational program, facilities and activities of the Association, if any, and shall perform such other functions as the Board may determine in its discretion;

(b) A Maintenance Committee which shall advise the Board of Trustees on all matters pertaining to the maintenance, repair or improvement of the properties, and which shall perform such other functions as the Board in its discretion may determine;

(c) A Publicity Committee which shall inform the members of all activities and functions of the Association and which shall, after receiving approval of the Board of Trustees, make such public releases and announcements as are in the best interests of the Association;

(d) An Audit Committee which shall review the annual financial statements of the Association's fiscal condition and approve the annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting; and the treasurer shall be an ex officio member of such a committee if it be created by the Board.

Section 2. Receiving Complaints. It shall be the duty of each committee to receive complaints from members on any matters involving Association functions, facilities, duties and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Trustee or officer of the Association as is further concerned with the matter presented. Provided, however, that the Board of Trustees shall retain ultimate control, authority and responsibility and that the Board shall have the authority to reverse or override any action of any committee.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times during reasonable business hours be subject to inspection by any member, Trustee, officer or attorney representing the same for any reasonable and proper purpose. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available

ARTICLE XV

MANNER OF DESCRIBING UNITS

In any deed, mortgage, lease or other instrument of conveyance or encumbrance of, or by which a lien is created upon, any interest or estate in a Unit or Units of Condominium Property, it is sufficient to describe such Unit or Units by setting forth the name of the Condominium Property, the number of other designation of the Unit or Units, and the numbers of the volumes and initial pages of the records of the Declaration and drawings of the Condominium Property, all as provided in Ohio Revised Code Section 5311.10.

IN WITNESS WHEREOF, we, being all of the Trustees of the above names Association have hereunto set their hands this 25th day of May, 1973.

/S/ ROBERT W. BOOHER

/S/ NED L. LANGER

/S/ DON E. WHEELER

for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

As required by Ohio Revised Code 5311.09, the Association shall keep correct and complete books and records of account, specifying the receipts and expenditures relating to the common areas and facilities and other common receipts and expenses, together with records showing the allocation, distribution and collection of the common profits, losses, and expenses among and from the unit owners; minutes of the proceedings of the unit owners and board of managers; and records of the names and addresses of the unit owners and their respective percentages of interest in the common areas and facilities.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association certian assessments as are described in and fixed under the terms of the Declaration. Such assessments shall be secured by a continuing lien upon the property against which the assessment is fixed and made. Late charges and interest upon assessments not paid when due are provided for in Section 6.7 of the Declaration. No owner may waive or otherwise escape liability for the assessments provided for in the Declaration by non-use of the common area or by abandonment of his unit.

ARTICLE XII

CORPORATE SEAL

The association shall not be required to have or use a corporate seal.

ARTICLE XIII

AMENDMENTS

Section 1. Method of Amending. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of the voting power of the members of the Association present in person or by proxy, at a meeting where a majority of the voting power of members is represented in such fashion.

Section 2. Conflict With Declaration or Articles of Incorporation. In the case of any conflict between the Articles of Incorporation and these By-Laws or any amendment thereto, the Articles shall control; and in the event of any conflict between the Declaration of Condominium and these By-Laws or any amendment thereto, the Declaration shall control.

ARTICLE XIV

REAL PROPERTY TAXATION

Each Unit and its percentage of interest in the common areas shall be deemed to a separate parcel for all purposes of taxation and assessment of real property, and no other unit or other part of the Condominium Property shall be charged with the payment of such taxes and assessments, as is required by Ohio Revised Code, Section 5311.11.