SUMMARY OF AN INDIVIDUAL
OWNER'S RIGHTS AND OBLIGATIONS

1. Organization Structure: non-profit corporate entity.

2. Membership and voting rights of homeowners and developers: One (1)| voting right per unit (household in association).

3. The total membership in this Homeowners Association will be 311 households and will not be increased. Requirement for annexation, merger, and dissolution are covered in the Homeowners Association and must be by majority vote of the homeowners.

4. The current years dues are determined by the Board of Directors based on costs of services and upkeep of Association common area. Increase can be no more than 10% per year upon approval of majority vote of Board. Special assessments may be imposed due to increased service and/or maintenance expenditures not originally anticipated.

    The method for enforcement of non-payment of association dues would be through legal process, and the obtaining of a foreclosure lien against subject property. All legal fees will be the responsibility of the homeowner in default.

5. The changing of the maximum assessments would be based on actual expenditures together with reserves for operation and maintenance of the common facilities.

6. Common elements: a 3.347 acre parcel of land on which is situated a 25 meter swimming pool, a 2100 square foot clubhouse facility, 2 regulation-size tennis courts, a regulation-size basketball court, 3 tot lots, a parking facility and the easement for the basin at the rear of Jonathan Lane.

7. The service provided by the Association is limited to the operation and maintenance of the foregoing recreation facility.

8. Exterior maintenance of dwelling is the responsibility of the individual homeowner including, but not limited to, painting, lawn mowing, etc.

9. Architectural control is held by the Architectural Review Committee over any and all exterior additions, deletions, changes, or modifications to an individual dwelling unit. The homeowner must submit a request in writing to the Architectural Review Committee for their approval or denial.

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