

(a) All provisions of this Declaration, any plat of all or any part or parts of the Properties, and the Articles of Incorporation and By-laws of the Association;

(b) Rules and regulations adopted by the Association governing use and enjoyment of the Common Open Space, Common Space Limited, Private Drives, Common Parking Spaces, Common Easements, and the Lake;

(c) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility which may be situated upon the Common Open Space;

(d) The right of the Association to cease maintaining the grassed areas within the areas designated as Common Space Limited or the grassed areas inside of an individual's property line (but outside of walled/fenced in areas) when said grassed areas are improved by the planting of shrubbery or ground cover (the planting of trees is permitted); said maintenance only includes mowing and trimming; it does not include irrigation or fertilization.

(e) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(f) The right of the Association to dedicate, sell or transfer all or any part of the Common Open Space, Common Space Limited, Private Drives, Common Easements and Common Parking Spaces to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication, sale or transfer shall be effective unless an instrument agreeing to such dedication, sale or transfer signed by two-thirds (2/3) of each class of members has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-laws, his right of enjoyment to the Common Open Space, Common Space Limited, Private Drives, Common Easements and Common Parking Spaces to the members of his family, his tenants or contract purchasers who reside on the property.