

TABLE OF CONTENTS

RECITALS	1
ARTICLE 1 - ADDITIONAL DEFINITIONS	1
Section 1.01. “BOARD”	1
Section 1.02. “BUILDING”	1
Section 1.03. “BUILDING HEIGHT”	1
Section 1.04. “DECLARANT”	1
Section 1.05. “DRC”	2
Section 1.06. “HANGAR”	2
Section 1.07. “LOT”	2
Section 1.08. “OWNER”	2
Section 1.09. “PROPERTY”	2
Section 1.10. “STRUCTURE”	2
ARTICLE 2 – ASSOCIATION MEMBERSHIP AND VOTING RIGHTS	2
Section 2.01. FORMATION OF THE ASSOCIATION	2
Section 2.02. MEMBERSHIP	2
Section 2.03. VOTING RIGHTS	2
Section 2.04. INITIAL OPERATION	3
Section 2.05. BOARD OF DIRECTORS	3
ARTICLE 3 – PROVISIONS CONCERNING THE COMMON AREA; NO SECURITY ASSURANCES	3
Section 3.01. EASEMENTS IN COMMON AREA	3
Section 3.02. REGULATION	4
Section 3.03. DESCRIPTION OF COMMON AREA	4
Section 3.04. RESERVATION OF RIGHTS IN THE COMMON AREA	4
Section 3.05. MAINTENANCE AND OTHER COMMON EXPENSES	4
Section 3.06. NO SECURITY ASSURANCES	4
ARTICLE 4 – ASSESSMENTS	4
Section 4.01. GENERAL ASSESSMENTS	4
Section 4.02. DETERMINATION OF GENERAL ASSESSMENTS	5
Section 4.03. BASIS OF ASSESSMENTS; EXEMPTIONS; PRORATION	5
Section 4.04. MAXIMUM GENERAL ASSESSMENT	5
Section 4.05. USE OF GENERAL ASSESSMENT FUNDS	6
Section 4.06. DAMAGE BY OWNER	6
Section 4.07. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS	6
Section 4.08. INTEREST ON DELINQUENT ASSESSMENTS	7
Section 4.09. LIEN FOR DELINQUENT ASSESSMENTS	7
Section 4.10. SUBORDINATION OF ASSESSMENT LIEN	7
Section 4.11. RIGHT OF ASSOCIATION TO ENFORCE PAYMENT OF ASSESSMENT	7
Section 4.12. PERSONAL LIABILITY	7
ARTICLE 5 – COVENANTS FOR MAINTENANCE; ENFORCEMENT	8
ARTICLE 6 – ARCHITECTURAL CONTROL; BUILDER APPROVAL	8
Section 6.01. APPROVAL REQUIRED	8
Section 6.02. FORM OF PLANS AND SPECIFICATIONS	9
Section 6.03. RETENTION OF APPROVED PLANS AND SPECIFICATIONS	9
Section 6.04. REMOVAL AND ALTERATION OF STRUCTURES, LIENS	9
Section 6.05. CERTIFICATE OF COMPLIANCE	10
Section 6.06. RIGHT OF INSPECTION	10
Section 6.07. MEMBERSHIP OF DRC	10
Section 6.08. INITIAL POLICY GUIDELINES	10
Section 6.09. MASTER DRAINAGE PLAN – VIOLATION AND ENFORCEMENT	12
Section 6.10. DISCLAIMER AS TO DRC APPROVAL	12
Section 6.11. APPROVED BUILDER	12

ARTICLE 7 – GENERAL COVENANTS AND RESTRICTIONS	12
Section 7.01. STRUCTURES	12
Section 7.02. DIVISION OF LOTS	12
Section 7.03. POES AND ANTENNAS	12
Section 7.04. AIRCRAFT, VEHICLES AND TRAILERS	13
Section 7.05. FENCES	13
Section 7.06. RIGHT OF GOVERNMENTAL AUTHORITIES	13
Section 7.07. ANIMALS	13
Section 7.08. SIGNS	14
Section 7.09. TEMPORARY/MODULAR BUILDINGS	14
Section 7.10. NO STORAGE; TRASH	14
Section 7.11. UTILITIES; LINES; PIPES	14
Section 7.12. NOXIOUS, OFFENSIVE, DANGEROUS AND UNLAWFUL CONDUCT	14
Section 7.13. PROFESSIONS AND BUSINESSES	14
Section 7.14. LAND USE	15
Section 7.15. SET-BACK REQUIREMENTS	15
Section 7.16. RESTRICTIONS NOT EXCLUSIVE	15
Section 7.17. DRAINAGE	15
Section 7.18. DAMAGE TO COMMON AREA, ETC., PROHIBITED	15
Section 7.19. NO EXCAVATIONS	15
Section 7.20. USED HOUSES; TRAILERS	16
Section 7.21. VIEW	16
Section 7.22. EROSION; WATER POLLUTION CONTROL PERMIT AND RELATED MATTERS	16
Section 7.23. WINDOW COOLERS	16
Section 7.24. WATER ENCROACHMENT	16
Section 7.25. LIMITATIONS CONCERNING DRAINAGE AREAS	16
Section 7.26. TIE-DOWNS, STORAGE AND PARKING OF AIRPLANES ON LOTS	16
Section 7.27. ADDRESS PLATES	16
Section 7.28. USE OF AIRCRAFT	16
Section 7.29. PROP WASH	17
Section 7.30. SMOKING	17
ARTICLE 8 – THE ASSOCIATION	17
Section 8.01. POWERS AND DUTIES	17
Section 8.02. OPERATIONS AND EXPENSES	18
Section 8.03. REPAIR AND RESTORATION OF IMPROVEMENTS ON COMMON AREA	18
ARTICLE 9 – ENFORCEMENT	18
ARTICLE 10 – ADDITIONAL LAND	19
ARTICLE 11 – NOTICE OF POSSIBLE SPECIAL ASSESSMENTS; AMENITY FINANCING	19
Sectional 11.01. ASSESSMENTS	19
Sectional 11.02. AMENITY MORTGAGE FINANCING	19
ARTICLE 12 – MISCELLANEOUS; LIMITATIONS OF LIABILITY; PERPETUITIES; CERTAIN EASEMENTS; ACCESS AND PERMISSIONS	20
Section 12.01. ASSIGNMENT	20
Section 12.02. LIMITATION OF LIABILITY	20
Section 12.03. PERPETUITIES; ALIENATION	20
Section 12.04. EASEMENTS IN FAVOR OF DECLARANT AND ASSOCIATION	20
Section 12.05. AVIGATION EASEMENT AND DISCLOSURE OF POTENTIAL NOISE IMPACTS	21
Section 12.06. RUNWAY AND TAXIWAY EASEMENT	21
Section 12.07. AIR RIGHTS	21
Section 12.08. SOME EASEMENTS NOT SHOWN ON PLAT	22
ARTICLE 13 – AMENDMENT; TERM	22
Section 13.01. COVENANTS RUNNING WITH THE LAND	22
Section 13.02. AMENDMENT BY DECLARANT	22
Section 13.03. AMENDMENT	22
ARTICLE 14 – MISCELLANEOUS	23
Section 14.01. PROVISIONS BINDING ON GRANTEES	23
Section 14.02. INTERPRETATIONS OF RESTRICTIONS	23

Section 14.03.	CONSTRUCTION AND VALIDITY OF RESTRICTIONS	23
Section 14.04.	ASSIGNMENT OF POWERS	23
Section 14.05.	WAIVER AND EXCEPTIONS	23
Section 14.06.	TITLES	23
Section 14.07.	SINGULAR AND PLURAL, MASCULINE AND FEMININE	23
Section 14.08.	SUCCESSORS-IN-INTEREST	24
Section 14.09.	MORTGAGE PROTECTION CLAUSE	24
Section 14.10.	SEVERABILITY	24
Section 14.11.	NO LIABILITY	24
Section 14.12.	PATIO HOMES; TWIN HOMES; MULTIFAMILY; COMMERCIAL AND/OR INDUSTRIAL DEVELOPMENT	24
Section 14.13.	LIMITATION ON LIABILITY	24