

- (a) The right of the Developer and the Association in accordance with its By-Laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties.
- (b) The right of the Association to take such steps as are reasonably necessary to protect the above described properties against foreclosures; and
- (c) The right of the Association, as provided in its By-Laws, to suspend the rights of any member for a period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations, it being understood that any suspension for either non-payment of any assessment or a breach of the rules and regulations of the Association shall not constitute a waiver or discharge of the Member's obligation to pay the assessment, and
- (d) The right of the Association to charge reasonable admission and other fees for the use of the Common Properties and/or facilities therein; and
- (e) The right of the Developer to dedicate or transfer to any public or private utility, utility easements on any part of the Common Properties or Areas Reserved for Construction.
- (f) The right of the Association to give or sell all or any part of the Common Properties including leasehold interest to any public agency, authority, utility or private concern for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such gift or sale or determination as to the purposes or as to the conditions thereof, shall be effective unless such dedications, transfer and determination as to purpose and conditions shall be authorized by the vote of three-fourths (3/4) of the vote of a duly called meeting and unless written notice of the proposed agreement and action thereunder is sent to every Member at least thirty (30) days in advance of any action taken. A true copy of such resolution together with a certificate of the result of the vote taken thereof shall be made and acknowledged by the President or Vice-President and Secretary or Assistant Secretary of the Association and such certificate shall be annexed to any instrument of dedication or transfer affecting the Common Properties, prior to the recording thereof. Such certificate shall be conclusive evidence of authorization by the membership.
- (g) Failure of non-payment of assessment will not deny non-paying owner use of roadways, driveways and parking areas.
- (h) Each member shall be assessed one-tenth (1/10) of the cost of the operation of the Association.

0067

4328 RV.25