

Section 14. "Residence" shall mean and refer to a dwelling or place of residence, whether townhouse, patio home flat or otherwise, constructed upon a lot within the property and constituting all or part of a building.

## ARTICLE II.

### ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. Additional properties and improvements, including common area, may be annexed in the manner provided in this Article to the Property herein described.

Additional properties so annexed shall be merged with the Property herein described and any other previously annexed property, and shall be subject to the provisions of this Declaration and to the Articles of Incorporation and By-laws of the Association.

Section 2. At any time within seven (7) years following the date of incorporation of the Association, the Declarant may annex additional properties to the Property herein described. The total number of lots within the Property herein described and that subsequently annexed shall not exceed 32. All properties annexed shall be contiguous to the Property herein described or to property previously annexed. A legal description of Phase One and additional properties which may be annexed is described in the aggregate in Exhibit "A" being attached hereto and made a part of this Article by reference to said exhibit.

Section 3. In addition to annexations as provided in Section 2 of this Article, other contiguous property may be annexed at any time with the express consent of two-thirds (2/3) of each class of members.

## ARTICLE III.

### PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every assessed lot, subject to each of the following provisions:

(a) The right of the Association to limit the number of guests of members.

(b) The right of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the limited common area and facilities.

(c) The right of the Association to suspend the voting rights (and right to use of any recreational facilities located upon the limited